

**FOR SALE**



## Beautiful Villa in a Gated Community

Three Bedrooms, 2 Baths, 2 Car Garage

9048 Southern Charm Circ , Brooksville FL 34613

MLS:2237248    PRICE:\$304,800.00



**Bedrooms:** 3  
**Full Baths:** 2  
**HOA:** Yes  
**Parking:** 2 Cars  
**Floors:** 1

**Subdivision:** Spring Ridge  
**Year Built:** 2007  
**Lot Size:** 0.10  
**Sqft:** 1567

### PROPERTY FEATURES:

- Central A/C
- Walk-in closet
- Dishwasher
- Microwave
- Laundry area - inside
- Central heat
- Family room
- Refrigerator
- Washer
- Yard
- High/Vaulted ceiling
- Breakfast nook
- Stove/Oven
- Dryer

### OTHER FEATURES:

- Split Bedroom Plan
- Main Bedroom 14x17
- Screened Porch
- Work Out Building
- Dog Walk Area
- HOA \$130 Annual Fee
- Cherry Kitchen Cabinetry
- Walk In Closet
- Privacy Fenced Yard
- Clubhouse with kitchen
- 2 Miles to Shopping
- Breakfast Bar
- Inside Laundry Room
- Community Pool
- Playground
- Schools Nearby

### PROPERTY DESCRIPTION:

This 3-bedroom, 2-bathroom, 2 car garage villa home has been impeccably maintained inside and out and is move in ready! Located in a gated community, this home has 1567 SF of living area, 2038 SF overall. Nice open floor plan. Large family room and kitchen. Spacious main suite. Low HOA fees! Near schools, shopping, restaurants and other amenities.

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