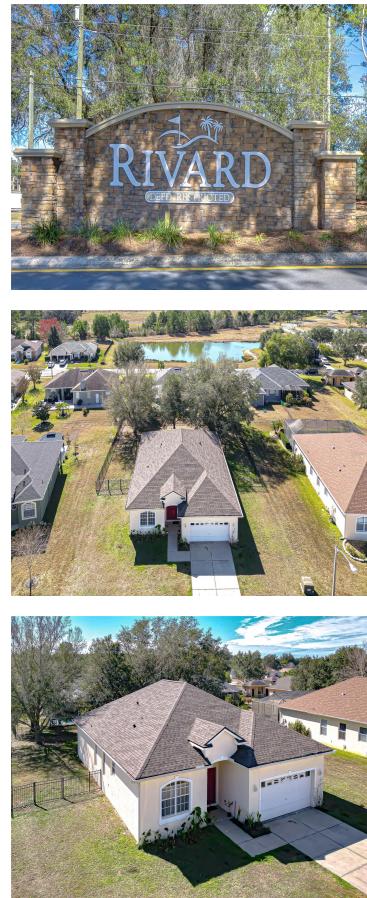


2279 CROSS TEE COURT BROOKSVILLE FL 34604

<https://candiscarmichael.com>



Welcome to this charming 3-bedroom, 2-bath home built in 2005 with a ample 0.27 lot size , perfectly situated in the desirable Trails at Rivard a Brooksville community. This well-maintained residence offers a comfortable and functional layout with plentiful natural light throughout. Enjoy an open living space ideal for everyday living and entertaining. The primary [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1814 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC

Status: Active

Office ID: MFR261016803

MLS ID: MFRTB8464362



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8464362>

Basics

Bathrooms Full: 2 **Date added:** Added 4 hours ago

Category: Single Family Residence **Type:** Residential

Bedrooms: 3 beds **Bathrooms:** 2 baths

Half baths: 0 half baths **Floors:** 1 floor

Area, sq ft: 1814 sq ft **Lot size, sq ft:** 11885 sq ft

Year built: 2005 **SubdivisionName:** TRAILS AT RIVARD PH 1,2 & 6

ListOfficeName: LPT REALTY, LLC **GarageSpaces:** 2

ListAOR: mfrmls

Location Details

Township: 23S **Road Surface Type:** Paved

Property Features



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Interior Features: Ceiling Fans(s), High Ceilings, Thermostat, Walk-In Closet(s)

Appliances: Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

Flooring: Tile

Laundry Features: Inside, Laundry Room

Patio And Porch Features: Enclosed, Rear Porch, Screened

Parking Features: Driveway, Garage Door Opener

Garage YN: Yes

Attached Garage YN: Yes

Garage Spaces: 2

Pets Allowed: Yes

Exterior Features: Rain Gutters, Sidewalk, Sliding Doors

Fencing: Fenced

Roof: Shingle

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Public, Sewer Connected, Water Connected

Water Source: Public

Sewer: Public Sewer

Cooling: Central Air

Heating: Central

Furnished: Unfurnished

Lot Features: Near Golf Course, Sidewalk, Paved

Property Details

Subdivision Name: TRAILS AT RIVARD PH 1,2 & **Parcel Number:** R19-223-19-3706-0000-05106

Levels: One

Direction Faces: Northeast

Foundation Details: Slab

Construction Materials: Block

Listing Terms: Cash, Conventional, FHA, VA
Loan

Association Information

Association YN: Yes

Association Fee: 332.5

Association Fee Frequency: Semi-Annually

Community Features: Deed Restrictions

Fees&Taxes



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Tax Year: 2025

Tax Annual Amount: \$4,009

Tax Legal Description: TRAILS AT RIVARD PHS 1, 2 & 6 LOT 51

Tax Lot: 0051

Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	14x12	First	12	14
Bedroom 2	11x12	First	12	11
Bedroom 3	10x12	First	12	10
Living Room	18x12	First	12	18
Kitchen	14x11	First	11	14

Amenities & Features

Waterfront available: No

GarageYN: Yes

AttachedGarageYN: Yes

FireplaceYN: No

PoolPrivateYN: No

Cooling: Central Air

CommunityFeatures: Deed Restrictions

ExteriorFeatures: Rain Gutters, Sidewalk, Sliding Doors

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Public, Sewer Connected, Water Connected

Features: Ceiling Fans(s), High Ceilings, Thermostat, Walk-In Closet(s)

Amenities: Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer



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Building Details

New Construction YN: No

Exterior material: Block

Parking: Driveway, Garage Door Opener

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type: Owner

Other Equipment: Irrigation Equipment

Showing Requirements: Supra Lock Box, Appointment Only, Lock Box Electronic, ShowingTime



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