

30067 FEDORA CIRCLE BROOKSVILLE FL 34602

<https://candiscarmichael.com>



Welcome to this beautifully maintained newer construction home in the desirable Trilby Crossing community! Priced under \$300,000 and located in Flood Zone X, this 3-bedroom, 2-bath home offers an exceptional opportunity for first-time buyers, relocations, or anyone looking for a move-in-ready home with modern features and low-maintenance living. Inside, you'll find a bright open-concept layout [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1459 sq ft



Courtesy of

Listing Office: REAL BROKER, LLC

Status: Active

Office ID: MFR805521714

MLS ID: MFRTB8510804



Call us now

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/TB8510804>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Lot size, sq ft: 5185 sq ft

SubdivisionName: TRILBY XING PH 1

GarageSpaces: 2

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 1459 sq ft

Year built: 2021

ListOfficeName: REAL BROKER, LLC

ListAOR: mfrmls

Location Details

Township: 23

Elementary School: Moton Elementary School

High School: Hernando High

Road Surface Type: Concrete

Middle Or Junior School: Powell Middle

Property Features



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Interior Features: Ceiling Fans(s), Living Room/Dining Room Combo, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

Flooring: Carpet, Vinyl

Patio And Porch Features: Covered

Attached Garage YN: Yes

Pets Allowed: Yes

Fencing: Fenced, Vinyl

Utilities: Cable Available, Electricity Connected, Public, Water Available

Sewer: Public Sewer

Heating: Central

Appliances: Dishwasher, Disposal, Electric Water Heater, Ice Maker, Microwave, Range, Refrigerator

Laundry Features: Laundry Room

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Lighting, Sidewalk

Roof: Shingle

Water Source: Public

Cooling: Central Air, Attic Fan

Furnished: Unfurnished

Property Details

Subdivision Name: TRILBY XING PH 1

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, USDA Loan, VA Loan

Parcel Number: R06-123-21-6650-0000-0720

Direction Faces: Southeast

Construction Materials: Block

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Association Fee: 72

Community Features: Community Mailbox, Deed Restrictions, Playground, Sidewalks

Fees&Taxes

Tax Year: 2025

Tax Legal Description: TRILBY CROSSING PHASE 1 LOT 72

Tax Annual Amount: \$3,699

Tax Lot: 72



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	11x12	First	12	11
Living Room	14x15	First	15	14
Primary Bathroom	7x11	First	11	7
Primary Bedroom	13x13	First	13	13
Bedroom 2	13x10	First	10	13
Bedroom 3	10x10	First	10	10
Bathroom 2	8x5	First	5	8
Utility Room	8x5	First	5	8

Amenities & Features



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Community Mailbox, Deed Restrictions, Playground, Sidewalks

Utilities: Cable Available, Electricity Connected, Public, Water Available

Amenities: Dishwasher, Disposal, Electric Water Heater, Ice Maker, Microwave, Range, Refrigerator

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air, Attic Fan

ExteriorFeatures: Lighting, Sidewalk

Features: Ceiling Fans(s), Living Room/Dining Room Combo, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

Building Details

NewConstructionYN: No

Exterior material: Block

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Owner

Showing Requirements: Supra Lock Box



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE