

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



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Phone: 727-888-3292
Email: RealtorCandis@gmail.com



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



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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



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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



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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



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