

4716 HICKORY OAK DRIVE BROOKSVILLE FL 34601

<https://candiscarmichael.com>



This newly constructed residence in Southern Hills Plantation captures the essence of boutique custom craftsmanship—where thoughtful design, refined finishes, and practical luxury come together effortlessly. Created for buyers who appreciate elevated living without unnecessary maintenance, the intelligently sized backyard offers just the right amount of outdoor space to enjoy—without the constant upkeep. It’s luxury that [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2589 sq ft



Courtesy of

**Listing Office:** CHARLES RUTENBERG REALTY INC

**Status:** Active

**Office ID:** MFR260000779

**MLS ID:** MFRTB8476396



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Phone: 727-888-3292  
Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

**Virtual Tour:** <https://my.matterport.com/show/?m=8vFwaTVkHK3>

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## Basics

**Bathrooms Full:** 3

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 12175 sq ft

**SubdivisionName:** SOUTHERN HILLS  
PLANTATION PH 2

**GarageSpaces:** 3

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Area, sq ft:** 2589 sq ft

**Year built:** 2025

**ListOfficeName:** CHARLES RUTENBERG  
REALTY INC

**ListAOR:** mfrmls

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## Location Details

**Township:** 23S

**Road Surface Type:** Concrete, Paved

**Elementary School:** Brooksville Elementary **Middle Or Junior School:** D.S. Parrot Middle

**High School:** Hernando High

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## Property Features



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**Interior Features:** Coffered Ceiling(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s)

**Flooring:** Epoxy, Luxury Vinyl, Tile

**Parking Features:** Driveway, Garage Door Opener, Basement

**Attached Garage YN:** Yes

**Pets Allowed:** Dogs OK

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Built-In Oven, Cooktop, Dishwasher, Dryer, Gas Water Heater, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Trash Compactor, Washer

**Laundry Features:** Laundry Room

**Garage YN:** Yes

**Garage Spaces:** 3

**Exterior Features:** Outdoor Kitchen

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Available, Electricity Connected, Fiber Optics, Natural Gas Available, Natural Gas Connected, Phone Available, Public, Sewer Connected, Sprinkler Meter, Sprinkler Recycled, Underground Utilities, Water Available, Water Connected

**Sewer:** Public Sewer

**Heating:** Electric, Natural Gas

**Lot Features:** Landscaped, Paved

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## Property Details

**Subdivision Name:** SOUTHERN HILLS PLANTATION PH 2 **Parcel Number:** R10-223-19-3572-0100-0540

**Levels:** One

**Direction Faces:** Southwest

**New Construction YN:** Yes

**Builder Name:** MAG CONSTRUCTION AND DEVELOPMENT

**Foundation Details:** Block, Stem Wall

**Construction Materials:** Block, Stucco

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

**Property Condition:** Completed

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## Association Information



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**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Amenities:** Cable TV, Gated, Optional Additional Fees, Pool, Security, Spa/Hot Tub, Tennis Court(s)

**Association Fee:** 183.49

**Association Fee Includes:** Guard - 24 Hour, Cable TV, Pool, Escrow Reserves Fund, Maintenance Grounds

**Community Features:** Clubhouse, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Irrigation-Reclaimed Water, Pool, Restaurant, Sidewalks, Tennis Court(s), Street Lights

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## Fees&Taxes

**Tax Year:** 2025

**Tax Other Annual Assessment Amount:** 1275

**Tax Lot:** 54

**Tax Annual Amount:** \$2,195

**Tax Legal Description:** SOUTHERN HILLS PLANTATION PH 2 BLK 10 LOT 54

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## Rooms



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| Room type           | Level |
|---------------------|-------|
| Primary Bedroom     | First |
| Primary Bathroom    | First |
| Dining Room         | First |
| Dinette             | First |
| Laundry             | First |
| Office              | First |
| Balcony/Porch/Lanai | First |
| Balcony/Porch/Lanai | First |
| Bedroom 1           | First |
| Bedroom 2           | First |
| Bathroom 1          | First |
| Bathroom 2          | First |
| Kitchen             | First |
| Living Room         | First |



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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Clubhouse, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Irrigation-Reclaimed Water, Pool, Restaurant, Sidewalks, Tennis Court(s), Street Lights

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Available, Electricity Connected, Fiber Optics, Natural Gas Available, Natural Gas Connected, Phone Available, Public, Sewer Connected, Sprinkler Meter, Sprinkler Recycled, Underground Utilities, Water Available, Water Connected

**Amenities:** Built-In Oven, Cooktop, Dishwasher, Dryer, Gas Water Heater, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Trash compactor, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Outdoor Kitchen

**Features:** Coffered Ceiling(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s)

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## Building Details

**NewConstructionYN:** Yes

**Exterior material:** Block, Stucco

**Parking:** Basement, Driveway, Garage Door Opener

**Heating:** Electric, Natural Gas

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Home Warranty YN:** Yes

**Showing Requirements:** Combination Lock Box



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