

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



Description

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

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 3 hours ago

Type: Residential

Bathrooms: 3 baths

Area, sq ft: 2589 sq ft

Year built: 2025

ListOfficeName: CHARLES RUTENBERG
REALTY INC

ListAOR: mfrmls

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

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

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

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

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

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)

Building Details

NewConstructionYN: Yes

Exterior material: Block, Stucco

Parking: Basement, Driveway, Garage Door Opener

Heating: Electric, Natural Gas

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type: Vacant

Home Warranty YN: Yes

Showing Requirements: Combination Lock Box



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