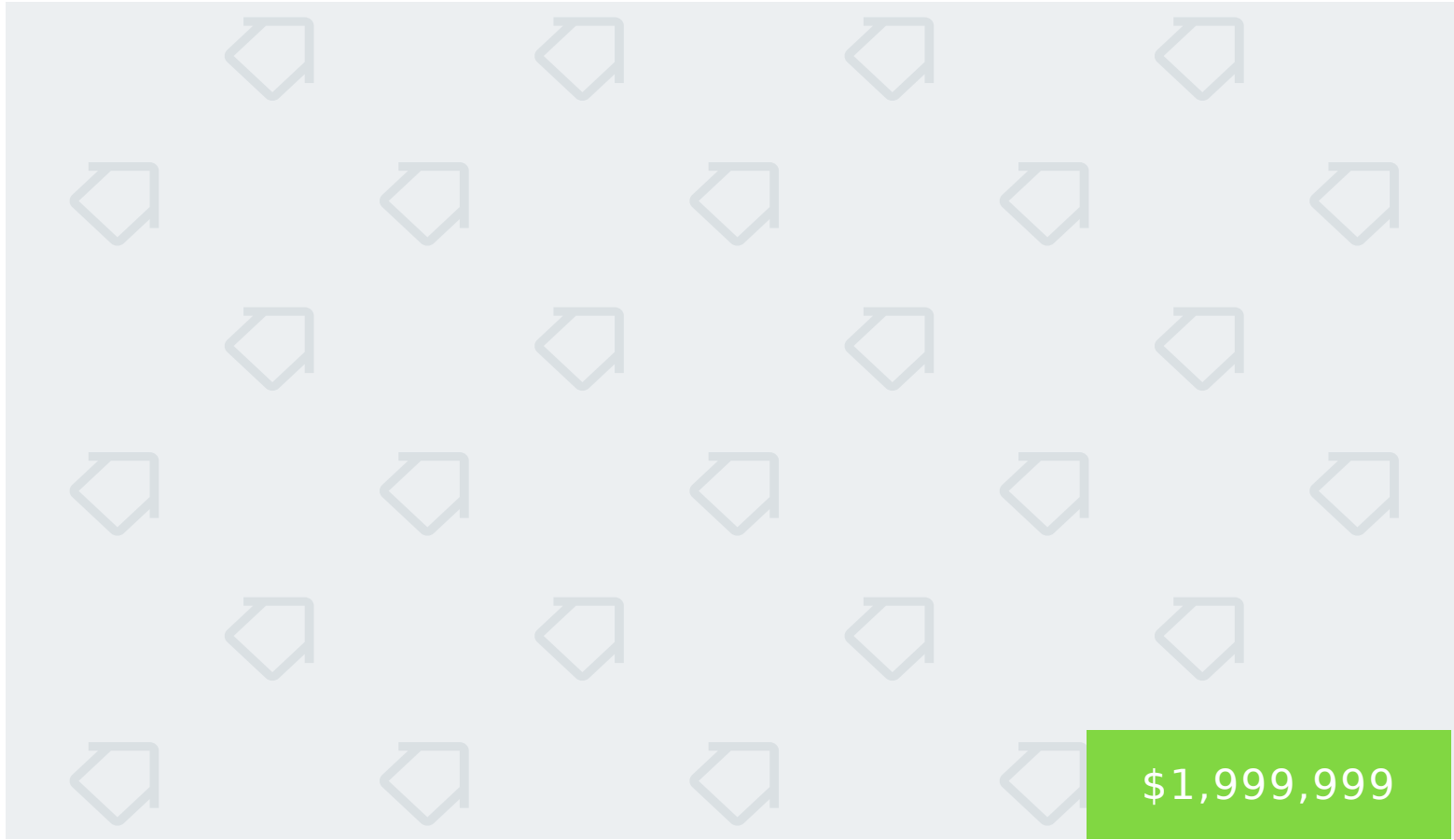


5401 GRAND SUMMIT DRIVE BROOKSVILLE FL 34601

<https://candiscarmichael.com>



GRAND SUMMIT says is all! Rolling hills and stunning long range views...you will forget you are in Florida!! Known as the largest home and sitting on the highest peak in Southern Hills...this IMPRESSIVE, IMMACULATE, UPGRADED, WELL-CONSTRUCTED, SMART HOME with infinity pool is in mint condition and offers the best views in Southern Hills looking over [...]

- 4 beds
- 8 baths
- Residential
- Single Family Residence
- Active
- 7264 sq ft



Courtesy of

Listing Office: CHARLES RUTENBERG REALTY INC

Status: Active

Office ID: MFR260000779

MLS ID: MFRTB8545257



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Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8545257>

Basics

Bathrooms Full: 6

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 8 baths

Floors: 3 floors

Lot size, sq ft: 19640 sq ft

View: Golf Course

ListOfficeName: CHARLES RUTENBERG REALTY
INC

ListAOR: mfrmls

Bathrooms Half: 2

Category: Single Family Residence

Bedrooms: 4 beds

Half baths: 2 half baths

Area, sq ft: 7264 sq ft

Year built: 2008

SubdivisionName: SOUTHERN HILLS HILLTOP

GarageSpaces: 4

Location Details

Township: 23

Road Responsibility: Private Maintained Road

Road Surface Type: Paved

Property Features



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Interior Features: Built-in Features, Cathedral Ceiling(s), Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Other, Primary Bedroom Upstairs, Smart Home, Solid Wood Cabinets, Split Bedroom, Stone Counters, Tray Ceiling(s), Walk-In Closet(s), Wet Bar

Flooring: Carpet, Tile, Wood

Patio And Porch Features: Covered, Enclosed, Patio, Porch, Screened

Pool Features: Chlorine Free, Gunitite, Heated, In Ground, Infinity, Lighting, Outside Bath Access, Salt Water

Fireplace Features: Gas

Garage YN: Yes

Garage Spaces: 4

Exterior Features: Balcony, Courtyard, Lighting, Other, Outdoor Kitchen, Permeable Paving, Private Entrance, Private Yard, Rain Gutters, Sidewalk

Roof: Shingle

Window Features: Shutters

Vegetation: Mature Landscaping, Trees/Landscaped

Water Source: Public

Cooling: Central Air, Other, Zoned

Furnished: Negotiable

Appliances: Bar Fridge, Built-In Oven, Cooktop, Dishwasher, Disposal, Freezer, Microwave, Other, Refrigerator, Tankless Water Heater, Wine Refrigerator

Laundry Features: Inside, Laundry Room

Pool Private YN: Yes

Fireplace YN: Yes

Parking Features: Driveway, Electric Vehicle Charging Station(s), Garage Door Opener, Garage Faces Side, Ground Level, Oversized, Garage, Workshop in Garage

Attached Garage YN: Yes

Pets Allowed: Breed Restrictions, Yes

Fencing: Fenced

Security Features: Gated Community, Security Gate

Utilities: Cable Connected, Electricity Connected, Natural Gas Connected, Other, Public, Sewer Connected, Underground Utilities

View: Golf Course

Sewer: Public Sewer

Heating: Central, Natural Gas, Other, Zoned

Lot Features: Cleared, Gentle Sloping, Landscaped, On Golf Course, Rolling Slope, Sidewalk, Sloped, Street Dead-End, Private

Property Details



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Subdivision Name: SOUTHERN HILLS HILLTOP

Levels: Three Or More

Foundation Details: Slab, Stem Wall

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

Parcel Number: R03-223-19-3575-0006-0090

Direction Faces: East

Construction Materials: Block, Stucco

Association Information

Association YN: Yes

Association Fee: 745

Association Fee Frequency: Quarterly

Association Fee Includes: Guard - 24 Hour, Cable TV, Pool, Recreational Facilities

Association Amenities: Cable TV, Fence Restrictions, Fitness Center, Gated, Golf Course, Pickleball Court(s), Pool, Recreation Facilities, Tennis Court(s)

Community Features: Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Irrigation-Reclaimed Water, Pool, Restaurant, Sidewalks, Special Community Restrictions, Tennis Court(s)

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$37,452

Tax Other Annual Assessment Amount: 1881

Tax Legal Description: SOUTHERN HILLS PLTN HILLTOP BLK 6 LOT 9

Tax Lot: 9

Green Building Info

Green Water Conservation: Efficient Hot Water Distribution

Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bedroom	22x17.4	Upper	17.4	22
Kitchen	18x15	Second	15	18
Living Room	21.7x16.3	Second	16.3	21.7
Family Room	21x17	Second	17	21
Game Room	22x26.4	First	26.4	22
Gym	11.4x19.9	First	19.9	11.4
Family Room		First		
Bedroom 2		Second		
Bedroom 3		Second		
Bedroom 4		Second		
Laundry		Second		
Dining Room		Second		
Dinette		Second		
Media Room	15x18	First	18	15



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Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: Yes

Security Features: Gated Community, Security Gate

WindowFeatures: Shutters

PoolFeatures: Chlorine Free, Gunite, Heated, In Ground, Infinity, Lighting, Outside Bath Access, Salt Water

Features: Built-in Features, Cathedral Ceiling(s), Ceiling Fans(s), Eat-in Kitchen, Gas, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Other, PrimaryBedroom Upstairs, Smart Home, Solid Wood Cabinets, Split Bedroom, Stone Counters, Tray Ceiling(s), Walk-In Closet(s), Wet Bar

GarageYN: Yes

FireplaceYN: Yes

Cooling: Central Air, Other, Zoned

CommunityFeatures: Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Irrigation-Reclaimed Water, Pool, Restaurant, Sidewalks, Special Community Restrictions, Tennis Court(s)

ExteriorFeatures: Balcony, Courtyard, Lighting, Other, Outdoor Kitchen, Permeable Paving, Private Entrance, Private Yard, Rain Gutters, Sidewalk

Utilities: Cable Connected, Electricity Connected, Natural Gas Connected, Other, Public, Sewer Connected, Underground Utilities

Amenities: Bar Fridge, Built-In Oven, Cooktop, Dishwasher, Disposal, Freezer, Microwave, Other, Refrigerator, Tankless Water Heater, Wine Refrigerator

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Parking: Driveway, Electric Vehicle Charging Station(s), Garage, Garage Door Opener, Garage Faces Side, Ground Level, Oversized, Workshop in Garage

Heating: Central, Natural Gas, Other, Zoned

Roof: Shingle

Miscellaneous



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Ownership: Fee Simple

Other Equipment: Irrigation Equipment,
Permeable Paving, Private Entrance, Private
Yard, Generator

Occupant Type: Owner

Showing Requirements: 24 Hour Notice,
Appointment Only, Call Listing Agent



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