

7330 ROME LANE BROOKSVILLE FL 34613

<https://candiscarmichael.com>



Your Private Oasis in the Heart of Florida's Adventure Coast is remarkably affordable. Skip the wait of new construction and step into this upgraded all-concrete-block masterpiece today. Perfectly designed for the modern lifestyle, this 4-bedroom, 2.5-bath, 2-car garage sanctuary blends structural integrity with high-end finishes. It features an expansive owner's suite with a private bath [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2045 sq ft



Courtesy of

Listing Office: DALTON WADE INC

Status: Active

Office ID: MFR260031661

MLS ID: MFRTB8507344



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8507344>

Basics

Bathrooms Full: 2

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 1 floor

Lot size, sq ft: 6000 sq ft

View: Park/Greenbelt

ListOfficeName: DALTON WADE INC

ListAOR: mfrmls

Bathrooms Half: 1

Category: Single Family Residence

Bedrooms: 4 beds

Half baths: 1 half bath

Area, sq ft: 2045 sq ft

Year built: 2024

SubdivisionName: WATERFORD PHASE 2

GarageSpaces: 2

Location Details

Township: 22S

Road Responsibility: Public Maintained Road

Middle Or Junior School: West Hernando
Middle School

Road Surface Type: Asphalt

Elementary School: Pine Grove
Elementary School

High School: Central High School

Property Features



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THE STANDARD OF EXCELLENCE

Interior Features: Ceiling Fans(s), High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

Flooring: Carpet, Ceramic Tile

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

Fireplace Features: Electric, Outside

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Architectural Style: Florida

Vegetation: Trees/Landscaped

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Dishwasher, Disposal, Microwave, Range, Refrigerator

Laundry Features: Inside, Laundry Room

Fireplace YN: Yes

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Outdoor Grill, Outdoor Kitchen, Private Yard, Sprinkler Metered

Window Features: Blinds, Double Pane Windows, Window Treatments

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Phone Available, Sprinkler Meter, Underground Utilities, Water Connected

View: Park/Greenbelt

Sewer: Public Sewer

Heating: Central, Electric

Lot Features: Cleared, In County, Landscaped, Level, Sidewalk, Paved

Property Details

Subdivision Name: WATERFORD PHASE 2

Levels: One

Builder Name: D.R. Horton

Number Of Lots: 1

Construction Materials: Block, Stone, Stucco

Property Condition: Completed

Parcel Number: R30-222-18-3782-0000-1940

Direction Faces: West

Builder Model: Lantana

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Association Information



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Association YN: Yes

Association Fee: 100

Association Fee Frequency:
Annually

Association Fee Includes: Common Area Taxes, Pool, Fidelity Bond, Insurance, Maintenance Grounds, Maintenance, Management, Recreational Facilities

Association Amenities: Clubhouse, Fence Restrictions, Lobby Key Required, Park, Pickleball Court(s), Playground, Pool, Recreation Facilities

Community Features: Association Recreation - Owned, Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Park, Playground, Pool, Sidewalks, Street Lights

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$4,293

Tax Other Annual Assessment Amount:
2613

Tax Legal Description: WATERFORD PHASE 2
LOT 194

Tax Lot: 194

Rooms

Room type	Dimensions	Level	Length	Width
Great Room	14x17	First	17	14
Kitchen	12x14	First	14	12
Primary Bedroom	15x16	First	16	15

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Association Recreation - Owned, Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Park, Playground, Pool, Sidewalks, Street Lights

ExteriorFeatures: Outdoor Grill, Outdoor Kitchen, Private Yard, Sprinkler Metered

Features: Ceiling Fans(s), Electric, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Outside, Primary Bedroom Main Floor, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

GarageYN: Yes

FireplaceYN: Yes

Cooling: Central Air

WindowFeatures: Blinds, Double Pane Windows, Window Treatments

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Phone Available, Sprinkler Meter, Underground Utilities, Water Connected

Amenities: Dishwasher, Disposal, Microwave, Range, Refrigerator

Building Details

ArchitecturalStyle: Florida

Heating: Central, Electric

Roof: Shingle

NewConstructionYN: No

Exterior material: Block, Stone, Stucco

Miscellaneous

Ownership: Fee Simple

Other Equipment: Private Yard

Showing Requirements: Appointment Only, Call Listing Agent, Lockbox, See Remarks, ShowingTime

Occupant Type: Owner

Other Structures: Outdoor Kitchen



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