

# 8012 WILLOW BROOK DRIVE SPRING HILL FL 34606

<https://candiscarmichael.com>



\$260,000



Welcome to carefree, resort-style living in the highly sought-after Timber Pines 55+ gated community! This beautifully maintained villa offers an inviting open layout designed for both comfortable everyday living and effortless entertaining. Updated flooring flows throughout the kitchen and main living areas, creating a fresh and modern feel the moment you step inside through the [...]

- 2 beds
- 2 baths
- Residential
- Villa
- Active
- 1830 sq ft



## Courtesy of

**Listing Office:** DALTON WADE INC

**Status:** Active

**Office ID:** MFR260031661

**MLS ID:** MFRTB8519654



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



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8519654>

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## Basics

**Bathrooms Full:** 2

**Category:** Villa

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1830 sq ft

**Year built:** 1997

**SubdivisionName:** TIMBER PINES

**GarageSpaces:** 2

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 4865 sq ft

**View:** Garden, Trees/Woods

**ListOfficeName:** DALTON WADE INC

**ListAOR:** mfrmls

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## Location Details

**Township:** 23S

**Road Responsibility:** Private Maintained Road

**Middle Or Junior School:** Fox Chapel Middle School

**Road Surface Type:** Paved

**Elementary School:** Deltona Elementary

**High School:** Weeki Wachee High School

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## Property Features



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**Interior Features:** Ceiling Fans(s), High Ceilings, Pest Guard System, Primary Bedroom Main Floor, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s)

**Flooring:** Carpet, Luxury Vinyl

**Pool Features:** In Ground

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Window Features:** Skylight(s), Shades

**Vegetation:** Mature Landscaping, Trees/Landscaped

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Laundry Room

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Lighting, Private Entrance, Sidewalk, Sliding Doors

**Security Features:** Gated Community

**Utilities:** Cable Connected, Electricity Connected, Fiber Optics, Public, Sewer Connected, Underground Utilities, Water Connected

**View:** Garden, Trees/Woods

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Lot Features:** Cleared, Landscaped, Sidewalk, Paved, Private

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## Property Details

**Subdivision Name:** TIMBER PINES

**Levels:** One

**Direction Faces:** Northeast

**Construction Materials:** Block, Concrete, Stucco

**Parcel Number:** R27-223-17-6601-0000-1060

**Property Attached YN:** Yes

**Foundation Details:** Slab

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

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Amenities:** Clubhouse, Gated, Golf Course, Maintenance, Pool

**Association Fee:** 145

**Association Fee Includes:** Guard - 24 Hour, Pool

**Community Features:** Clubhouse, Deed Restrictions, Gated Community - Guard, Golf Carts OK, Golf, Pool



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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$1,129

**Tax Legal Description:** TIMBER PINES TRS 60&61 UN1 RPL  
LOT 106

**Tax Lot:** 106

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## Rooms

Room type	Level
Primary Bedroom	First
Bedroom 2	First
Primary Bathroom	First
Bathroom 2	First
Kitchen	First
Living Room	First
Dining Room	First
Laundry	First

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## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Security Features:** Gated Community

**WindowFeatures:** Skylight(s), Shades

**PoolFeatures:** In Ground

**Features:** Ceiling Fans(s), High Ceilings, Pest Guard System, Primary Bedroom Main Floor, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s)

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Clubhouse, Deed Restrictions, Gated Community - Guard, Golf Carts OK, Golf, Pool

**ExteriorFeatures:** Lighting, Private Entrance, Sidewalk, Sliding Doors

**Utilities:** Cable Connected, Electricity Connected, Fiber Optics, Public, Sewer Connected, Underground Utilities, Water Connected

**Amenities:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Concrete, Stucco

**Heating:** Central, Electric

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Tenant

**Other Equipment:** Private Entrance

**Showing Requirements:** Appointment Only, Lock Box Coded



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