

8044 WESTERN CIRCLE DRIVE BROOKSVILLE FL 34613

<https://candiscarmichael.com>



Welcome to desirable High Point 55+ Golf Community—where you own the land! This well-maintained 3-bedroom, 2-bath home, built in 1999, features a spacious split floor plan designed for both comfort and privacy. Enjoy easy Florida living with plenty of room for guests, a home office, or hobbies. Pride of ownership shows throughout, making this home [...]

- 3 beds
- 2 baths
- Residential
- Manufactured Home
- Active
- 1056 sq ft



Courtesy of

Listing Office: DALTON WADE INC

Status: Active

Office ID: MFR260031661

MLS ID: MFRTB8494020



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8494020>

Basics

Bathrooms Full: 2

Category: Manufactured Home

Bedrooms: 3 beds

Half baths: 0 half baths

Lot size, sq ft: 6000 sq ft

SubdivisionName: HIGH POINT MH SUB UN 1

ListAOR: mfrmls

Date added: Added 4 hours ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 1056 sq ft

Year built: 1999

ListOfficeName: DALTON WADE INC

Location Details

Township: 22

Elementary School: Pine Grove Elementary School

High School: Central High School

Road Surface Type: Asphalt

Middle Or Junior School: West Hernando Middle School

Property Features



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Interior Features: High Ceilings, Split Bedroom

Flooring: Carpet, Laminate, Linoleum

Carport YN: Yes

Pets Allowed: Number Limit

Roof: Metal

Water Source: None

Cooling: Central Air

Furnished: Furnished

Appliances: Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

Laundry Features: Outside

Carport Spaces: 2

Exterior Features: Lighting

Utilities: Electricity Connected, Public, Sewer Connected, Water Connected

Sewer: Public Sewer

Heating: Electric

Property Details

Subdivision Name: HIGH POINT MH SUB UN 1

Parcel Number: R29 222 18 2510 0190 0030

Levels: One

Direction Faces: East

Foundation Details: Pillar/Post/Pier

Construction Materials: Vinyl Siding

Listing Terms: Cash, Conventional, FHA, VA Loan

Association Information

Association YN: Yes

Association Fee: 46

Association Fee Frequency: Monthly

Association Fee Includes: Pool, Management, Recreational Facilities, Security

Association Amenities: Pickleball Court(s), Pool, Shuffleboard Court, Tennis Court(s), Vehicle Restrictions, Wheelchair Access

Community Features: Association Recreation - Owned, Buyer Approval Required, Clubhouse, Deed Restrictions, Dog Park, Golf Carts OK, Golf, Handicap Modified, Pool, Tennis Court(s), Wheelchair Access

Fees&Taxes



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Tax Year: 2025

Tax Annual Amount: \$1,175

Tax Legal Description: HIGH POINT SUB UNIT 2 BLK 19 LOT 3
ORB 335 PG 93

Tax Lot: 3

Rooms

| Room type | Dimensions | Level | Length | Width |
|------------------|------------|-------|--------|-------|
| Bedroom 2 | 12x10 | First | 10 | 12 |
| Bedroom 3 | 10x9 | First | 9 | 10 |
| Dining Room | 8x7 | First | 7 | 8 |
| Kitchen | 15x8 | First | 8 | 15 |
| Living Room | 16x15 | First | 15 | 16 |
| Primary Bedroom | 14x11 | First | 11 | 14 |
| Bathroom 2 | 12x5 | First | 5 | 12 |
| Primary Bathroom | 14x11 | First | 11 | 14 |
| Workshop | 14x11 | First | 11 | 14 |

Amenities & Features



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Waterfront available: No

AttachedGarageYN: No

PoolPrivateYN: No

CommunityFeatures: Association Recreation - Owned, Buyer Approval Required, Clubhouse, Deed Restrictions, Dog Park, Golf Carts OK, Golf, Handicap Modified, Pool, Tennis Court(s), Wheelchair Access

Utilities: Electricity Connected, Public, Sewer Connected, Water Connected

Amenities: Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

GarageYN: No

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Lighting

Features: High Ceilings, Split Bedroom

Building Details

NewConstructionYN: No

Exterior material: Vinyl Siding

Heating: Electric

Roof: Metal

Miscellaneous

Ownership: Fee Simple

Occupant Type:
Vacant

Showing Requirements: Supra Lock Box, Call Before Showing, Lock Box Electronic-CBS Code Required, ShowingTime



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