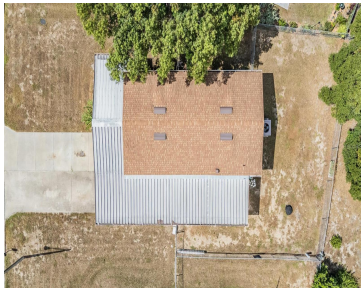


8304 WEATHERFORD AVENUE BROOKSVILLE FL 34613  
https://candiscarmichael.com



Welcome to 8304 Weatherford Ave, Brooksville, FL 34613! This 2-bedroom, 2-bathroom mobile home offers 1,056 sq ft of living space and the rare benefit of owning the land—a valuable feature in Brooksville. Located in a guarded 55+ community with its own golf course, this property blends comfort, convenience, and lifestyle. Inside, the kitchen comes equipped [...]

- 2 beds
- 2 baths
- Residential
- Mobile Home
- Active
- 1056 sq ft



Courtesy of

**Listing Office:** LPT REALTY, LLC  
**Status:** Active

**Office ID:** MFR261016803  
**MLS ID:** MFRTB8431723



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Phone: 727-888-3292  
Email: RealtorCandis@gmail.com



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## Basics

**Bathrooms Full:** 2

**Category:** Mobile Home

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1056 sq ft

**Year built:** 1988

**ListOfficeName:** LPT REALTY, LLC

**Date added:** Added 15 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 6125 sq ft

**SubdivisionName:** BROOKRIDGE COMM

**ListAOR:** mfrmls

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## Location Details

**Township:** 22S

**Road Surface Type:** Paved

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## Property Features

**Interior Features:** Ceiling Fans(s), Living Room/Dining Room Combo, Solid Wood Cabinets, Walk-In Closet(s)

**Flooring:** Bamboo, Carpet, Ceramic Tile

**Patio And Porch Features:** Patio, Screened

**Carport Spaces:** 1

**Exterior Features:** Rain Gutters, Sliding Doors

**Security Features:** Gated Community

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Available, Phone Available, Sewer Available, Water Available

**Sewer:** Public Sewer

**Heating:** Central

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

**Laundry Features:** Laundry Room

**Carport YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Architectural Style:** Contemporary

**Water Source:** Public

**Cooling:** Central Air

**Lot Features:** Paved

---

## Property Details



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**Subdivision Name:** BROOKRIDGE COMM

**Levels:** One

**Construction Materials:** Metal Siding

**Parcel Number:** R27-222-18-1472-0034-0040

**Direction Faces:** West

**Listing Terms:** Cash

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Fee:** 50

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

**Community Features:** Buyer Approval Required,  
Clubhouse, Deed Restrictions, Fitness Center, Gated  
Community - Guard, Golf Carts OK, Golf, Pool

---

## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$958

**Tax Legal Description:** BROOKRIDGE COMMUNITY UNIT 3 BLK  
34 LOT 4

**Tax Lot:** 4

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## Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	18x11	First	11	18
Kitchen	12x11	First	11	12
Primary Bedroom	13x11	First	11	13
Dining Room	16x11	First	11	16
Bedroom 2	11x11	First	11	11
Primary Bathroom	4x11	First	11	4
Bathroom 2	4x7	First	7	4

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**Security Features:** Gated Community

**ExteriorFeatures:** Rain Gutters, Sliding Doors

**Features:** Ceiling Fans(s), Living Room/Dining Room Combo, Solid Wood Cabinets, Walk-In Closet(s)

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Buyer Approval Required, Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Pool

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Available, Phone Available, Sewer Available, Water Available

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



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## Building Details

**ArchitecturalStyle:** Contemporary

**Heating:** Central

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Metal Siding

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:**  
Owner

**Showing Requirements:** Supra Lock Box, 24 Hour Notice, Appointment Only, Call Listing Agent 2, Lock Box Electronic, Lock Box Electronic-CBS Code Required, See Remarks, ShowingTime



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