

837 EPSOM COURT HERNANDO FL 34442

https://candiscarmichael.com



Welcome to the Citrus Hills Lifestyle! This stunning 3-bedroom, 2-bath home is the definition of move-in ready, low-maintenance Florida living, perfectly positioned on the 12th tee box of the Citrus Hills Golf Course with peaceful golf course views from your screened lanai. Built in 2022 and set on a quiet dead-end street on a half-acre [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1796 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC.

Status: Active

Office ID: MFR260033918

MLS ID: MFRTB8501765



Call us now

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



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8501765>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Lot size, sq ft: 21825 sq ft

View: Golf Course

ListOfficeName: LPT REALTY, LLC.

ListAOR: mfrmls

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 1796 sq ft

Year built: 2022

SubdivisionName: CITRUS HILLS 1ST ADD

GarageSpaces: 2

Location Details

Township: 18

Road Surface Type: Asphalt

Property Features



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Interior Features: Ceiling Fans(s), Crown Molding, Open Floorplan, Solid Surface Counters, Split Bedroom, Window Treatments

Flooring: Luxury Vinyl

Patio And Porch Features: Enclosed, Rear Porch, Screened

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK

Roof: Shingle

Window Features: Insulated Windows, Window Treatments

Vegetation: Trees/Landscaped

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Dishwasher, Range, Refrigerator

Laundry Features: Inside, Laundry Room

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Rain Gutters

Security Features: Security System

Utilities: Cable Connected

View: Golf Course

Sewer: Septic Tank

Heating: Central

Property Details

Subdivision Name: CITRUS HILLS 1ST ADD

Levels: One

Foundation Details: Slab

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

Parcel Number: 19E-18S-18-0110-00200-0300

Direction Faces: South

Construction Materials: Block, Stucco

Association Information

Association YN: Yes

Association Fee Frequency: Annually

Community Features: Dog Park, Fitness Center, Tennis Court(s)

Association Fee: 180

Association Amenities: Fitness Center, Golf Course, Pool, Recreation Facilities, Tennis Court(s), Trail(s)



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$4,482

Tax Legal Description: CITRUS HILLS 1ST ADD PB 9 PG 73
S1/2 OF LOT 30 BLK 20

Tax Lot: 30

Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	15x16	First	16	15
Kitchen	14x18	First	18	14
Living Room	20x24	First	24	20

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Security System

WindowFeatures: Insulated Windows, Window Treatments

Utilities: Cable Connected

Amenities: Dishwasher, Range, Refrigerator

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Dog Park, Fitness Center, Tennis Court(s)

ExteriorFeatures: Rain Gutters

Features: Ceiling Fans(s), Crown Molding, Open Floorplan, Solid Surface Counters, Split Bedroom, Window Treatments



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation
Equipment

Occupant Type: Vacant

Showing Requirements: Sentri Lock Box, Call Listing
Agent, ShowingTime



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE