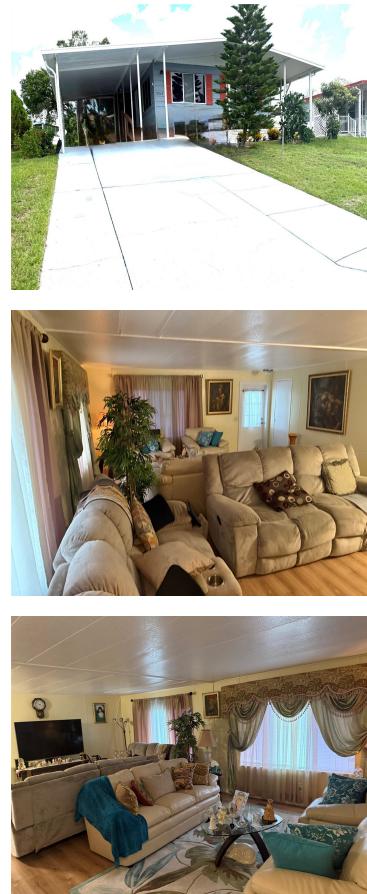


# 8869 HIGHPOINT BOULEVARD BROOKSVILLE FL 34613

<https://candiscarmichael.com>



Step into comfort and style in this beautifully updated 2 bedroom, 2 bathroom home located in a desirable 55+ golf community. The home showcases an updated kitchen with a full wall pantry, renovated bathrooms, a spacious 23 ft. living room, and two inviting lanais perfect for relaxing or entertaining. Enjoy the active lifestyle you've been [...]

- 2 beds
- 2 baths
- Residential
- Manufactured Home
- Active
- 1440 sq ft



## Courtesy of

**Listing Office:** DALTON WADE INC

**Status:** Active

**Office ID:** MFR260031661

**MLS ID:** MFRTB8415476



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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8415476>

## Basics

**Bathrooms Full:** 2

**Category:** Manufactured Home

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 6000 sq ft

**SubdivisionName:** HIGH POINT SUB UNIT 4

**ListAOR:** mfrmls

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1440 sq ft

**Year built:** 1973

**ListOfficeName:** DALTON WADE INC

## Location Details

**Township:** 22

**Road Surface Type:** Asphalt

**Elementary School:** Pine Grove Elementary School

**Middle Or Junior School:** West Hernando Middle School

**High School:** Central High School

## Property Features



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**Interior Features:** Walk-In Closet(s)

**Appliances:** Dishwasher, Microwave

**Flooring:** Laminate, Tile

**Laundry Features:** Laundry Room

**Carport YN:** Yes

**Carport Spaces:** 2

**Pets Allowed:** Number Limit

**Exterior Features:** Lighting

**Roof:** Metal

**Utilities:** Cable Available, Electricity Connected, Sewer Connected, Water Connected

**Water Source:** Public

**Sewer:** Public Sewer

**Cooling:** Central Air

**Heating:** Central, Electric

---

## Property Details

**Subdivision Name:** HIGH POINT SUB UNIT 4

**Parcel Number:** R29 222 18 2530 0390 0030

**Levels:** One

**Direction Faces:** South

**Foundation Details:** Pillar/Post/Pier

**Construction Materials:** Vinyl Siding

**Listing Terms:** Cash

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## Association Information

**Association YN:** Yes

**Association Fee:** 44

**Association Fee Frequency:**

Monthly

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

**Association Amenities:** Golf Course, Pickleball Court(s), Security, Tennis Court(s)

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

---

## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$464

**Tax Legal Description:** HIGH POINT SUB UNIT 4 BLK 39 LOT 3  
ORB 326 PG 34

**Tax Lot:** 3



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## Rooms

Room type	Dimensions	Level	Length	Width
Bedroom 2	10x11	First	11	10
Primary Bedroom	13x15	First	15	13
Dining Room	9x11	First	11	9
Living Room	13x23	First	23	13
Kitchen	10x12	First	12	10
Florida Room	10x17	First	17	10
Florida Room	6x32	First	32	6

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

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

**Utilities:** Cable Available, Electricity Connected, Sewer Connected, Water Connected      **Features:** Walk-In Closet(s)

**Amenities:** Dishwasher, Microwave

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Lighting



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## Building Details

**New Construction YN:** No

**Heating:** Central, Electric

**Exterior material:** Vinyl Siding

**Roof:** Metal

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:**  
Owner

**Showing Requirements:** Supra Lock Box, Appointment Only, Call Before Showing, Call Listing Agent



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