

\$1,950 - 30175 Boonie Road, BROOKSVILLE

MLS® #A4644804

\$1,950

3 Bedroom, 2.00 Bathroom, 1,452 sqft

Residential Lease on 0.12 Acres

TRILBY XING PH 1, BROOKSVILLE, FL

Available now. Welcome to Trilby Crossing community! This recently constructed 3-bedroom, 2-bathroom home is the epitome of modern living, offering a perfect blend of comfort and convenience. Step into an inviting open-concept layout where the kitchen takes center stage with its granite countertops and dark cabinets that overlook the spacious living area. The laminate wood plank floors in the open areas and bathrooms exude warmth and style, while the carpet in the bedrooms and closets adds a touch of comfort. Discover the thoughtful design elements that make Trilby Crossing a standout community. Open floor plans, private master suites, spacious walk-in closets, and attached garages contribute to the overall functionality and appeal of this home. Lush front yard landscaping enhances the curb appeal, creating a welcoming atmosphere. Unwind in your private outdoor oasis with the covered lanai, perfect for relaxation or al fresco dining. Situated just off I-75, this home provides an easy commute to Tampa, making it convenient for work or play. Explore the nearby wildlife, tee off at the golf courses, or take a short drive to white-sand beaches, excellent shopping, and dining opportunities. Please note that this community has an HOA in place, ensuring the preservation of its beauty and maintaining a harmonious environment. For detailed information regarding the HOA restrictions and lease terms, please see below. **COMMUNITY AMENITIES:** Two multipurpose fields, a



pavilion with picnic tables, a children's playground and a dog park that is located in front of the home. MOVE-IN FEE: One full months rent, deposit equal to one months rent with approved app and no conditions. Admin/lease Fee \$50.00 (one time), Application fee \$50 per adult upon applying. INCLUDED IN RENT: All 365 Property Management residents are enrolled in the Resident Benefits Package (RBP) for \$45/month which includes liability insurance, credit building to help boost the resident's credit score with timely rent payments, up to \$1M Identity Theft Protection, HVAC air filter delivery (for applicable properties), move-in concierge service making utility connection and home service setup a breeze during your move-in, our best-in-class resident rewards program, and much more! More details upon application. NOT INCLUDED IN RENT: Utilities, pest, lawn/landscaping. LEASE LENGTH: 1 Year, no short term. PETS: 1 max, 25lb limit. Birds, cats, and dogs will be considered. \$250 pet fee and pet application of \$25. HOA: Yes 2 cars per household, no commercial vehicles or trailers/boat/rv of any kind permitted, no street parking, no parking in the grass, HOA rules and regs will be sent upon application. Tenant responsible for payment of all utilities and any HOA violation fines. Service for home electronics is NOT included to include but not limited to WIFI garage doors, intercoms. Corporate leases are not allowed.

Built in 2021

Essential Information

MLS® #	A4644804
Price	\$1,950
Sold Price	\$1,825
Sold Date	April 22nd, 2025

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,452
Acres	0.12
Year Built	2021
Type	Residential Lease
Sub-Type	Single Family Residence
Status	Leased

Community Information

Address	30175 Boonie Road
Area	Brooksville
Subdivision	TRILBY XING PH 1
City	BROOKSVILLE
County	Hernando
State	FL
Zip Code	34602-6460

Amenities

# of Garages	2
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Interior

Interior Features	Ceiling Fan(s), Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Range, Refrigerator
Heating	Central, Electric
Cooling	Central Air
# of Stories	1

School Information

Elementary	Eastside Elementary School
Middle	D.S. Parrot Middle
High	Hernando High

Additional Information

Date Listed	March 16th, 2025
Days on Market	199

Listing Details

Listing Office

365 REALTY GROUP INC

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