

\$365,000 - 1767 Trillium Boulevard, BROOKSVILLE

MLS® #TB8310288

\$365,000

4 Bedroom, 3.00 Bathroom, 1,978 sqft

Residential on 0.13 Acres

TRILLIUM VILLAGE E PH 1, BROOKSVILLE,
FL

Price Reduced. Motivated seller!! Bring offers! Schedule your private viewing. Welcome to your new home located in one of Hernando County's sought after community, Trillium Village. Trillium is located just one mile from the Suncoast Parkway with just 30 minutes to the Tampa Area. Trillium has close access to all shopping, hospitals, parks, and just a couple of miles from the Anderson Snow Little League and Soccer sports center. This 4 bedroom, 3 full baths, 2 car garage open floor plan gives you the additional 4th bedroom suite with a full bath and walk in closet, perfect for a second master suite for the mom or out of town guest. Built in 2016, it's like New with many additional upgrades. No allergy worries due to carpeting. This home has porcelain tile throughout the living and wet areas and luxury Vinyl water resistant planks in all the bedrooms & closets. All new paint in all the rooms, extra added shelves in all closets and large inside laundry room, crown molding in kitchen and great room, Functional Kitchen Island w/ electric and plenty of storage drawers, Granite Countertops, High Kitchen uppers with crown molding and kitchen backsplash, French Door SS Refrigerator. Enjoy your evenings, watching the sunset in the covered lanai on a prime conservation lot with no build behind. The kiddies will enjoy playing in the fenced in yard and the new Jungle gym that stays. Enjoy your summer barbecues on the newer brick paved extended



patio. No worrying about storms, the seller has installed removable hurricane shutters for every window in the home. No worries about repairs or items breaking down when you move in, seller is paying for a one-year Home Warranty. Let's not forget the beautiful resort style cabana pool and kids' playground the community offers with the low HOA monthly fee and no extra CDD fees. Don't miss out on this beautiful Gem. This house is waiting for you to call it HOME!

Built in 2016

Essential Information

MLS® #	TB8310288
Price	\$365,000
Sold Price	\$340,000
Sold Date	April 30th, 2025
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,978
Acres	0.13
Year Built	2016
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Sold

Community Information

Address	1767 Trillium Boulevard
Area	Brooksville/Masaryktown/Spring Hill
Subdivision	TRILLIUM VILLAGE E PH 1
City	BROOKSVILLE
County	Hernando
State	FL
Zip Code	34604-5370

Amenities

Amenities	Fence Restrictions, Playground, Pool
Parking	Garage Door Opener, Under Building
# of Garages	2

Interior

Interior Features	Crown Molding, Eating Space In Kitchen, High Ceilings, In Wall Pest System, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Thermostat, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer
Heating	Central, Electric, Zoned
Cooling	Central Air, Zoned
# of Stories	1

Exterior

Exterior Features	Hurricane Shutters, Irrigation System, Lighting, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors, Sprinkler Metered
Lot Description	Conservation Area, Landscaped, Level, Sidewalk
Roof	Shingle
Foundation	Block, Slab

School Information

Middle	Powell Middle
High	Natures Coast Technical High School

Additional Information

Date Listed	October 5th, 2024
Days on Market	305
Zoning	01

Listing Details

Listing Office	PEOPLE'S TRUST REALTY
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