

\$279,900 - 30851 Water Lily Drive, BROOKSVILLE

MLS® #TB8328136

\$279,900

3 Bedroom, 2.00 Bathroom, 1,404 sqft

Residential on 0.14 Acres

SHERMAN HILLS SEC 3, BROOKSVILLE, FL

Charming 3-bedroom, 2-bathroom, 2-car garage home in the desirable Sherman Hills community located on a GOLF COURSE! ** Property is located in an eligible area for USDA 100 percent financing ** Priced to sell and UNDER market value, it's the perfect opportunity for savvy buyers looking for a stylish, move-in-ready home. Inside, you'll find a thoughtfully designed layout, featuring LUXURY VINYL flooring

throughout—completely carpet-free for easy maintenance—complemented by new LED light fixtures and modern ceiling fans. The kitchen is a chef's delight, boasting new STAINLESS-STEEL appliances, including a multi-use range with an air fryer, granite countertops, and a stylish island with wood cabinets for ample storage.

The upgrades extend outdoors with a newly SCREENED front porch and an EXTENDED backyard patio—perfect for soaking up the Florida sun, hosting family barbecues, or simply unwinding while enjoying serene views of the GOLF COURSE. The backyard is fully fenced for added privacy and peace of mind. Recent improvements include a brand-new HVAC system (2023), ensuring comfort year-round. The washer and dryer convey, making this home move-in ready.

Nestled in a community that offers a sparkling pool, tennis courts, and a clubhouse, this home is ideal for both relaxation and recreation. Golf enthusiasts will love living in the Sherman Hills Golf Club Community, while



nature lovers can explore the nearby Withlacoochee State Trail, a stunning 47-mile paved rail-trail perfect for biking and hiking. With low HOA fees and no CDD, plus convenient access to I-75, SR-50, shops, restaurants, and supermarkets, this home truly has it all. Don't miss out—schedule your private tour today!

Built in 2016

Essential Information

MLS® #	TB8328136
Price	\$279,900
Sold Price	\$274,000
Sold Date	February 21st, 2025
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,404
Acres	0.14
Year Built	2016
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	30851 Water Lily Drive
Area	Brooksville
Subdivision	SHERMAN HILLS SEC 3
City	BROOKSVILLE
County	Hernando
State	FL
Zip Code	34602-7728

Amenities

Parking	Covered, Driveway, Garage Door Opener
# of Garages	2

View	Golf Course
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Interior

Interior Features	High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer
Heating	Central
Cooling	Central Air

Exterior

Exterior Features	Irrigation System, Sliding Doors
Lot Description	Near Golf Course
Roof	Shingle
Foundation	Slab

School Information

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

Additional Information

Date Listed	December 11th, 2024
Days on Market	138
Zoning	SFR

Listing Details

Listing Office	WEICHERT REALTORS EXCLUSIVE PROPERTIES
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