

\$359,999 - 7182 Woodland Drive, BROOKSVILLE

MLS® #TB8355389

\$359,999

3 Bedroom, 2.00 Bathroom, 1,695 sqft

Residential on 0.22 Acres

SOUTH WAY ESTATES, BROOKSVILLE, FL

Welcome to this METICULOUSLY MAINTAINED modular home, located on a quiet DEAD-END street close to downtown Brooksville. Offering a perfect combination of comfort, style, and convenience, this home features numerous updates and special touches. No FLOOD zone (Flood zone x), NO CDD, NO HOA. The ROOF, just 5 ½ years old, was recently inspected and treated by Roof Max to prevent sun damage and comes with a transferable 5-year warranty. The AC, a 3 ½ ton unit, was installed just four years ago. The 2025 WATER HEATER, updated ELECTRICAL box with a 200 AMP breaker, and all PEX plumbing providing peace of mind for years to come. Plus, the whole house GENERATOR, installed in 2014, is maintained twice a year and includes maintenance records. THIS GENERATOR ALSO HAS AN EMERGENCY GENERAC SURGE PROTECTOR FOR THE POOL PUMP SO THAT IT IS IMPOSSIBLE FOR THE POOL PUMP TO RECEIVE A DAMAGING SURGE!!! Two leased propane tanks are available, with the option to keep or return them. Inside, the home has been freshly PAINTED and features NEW waterproof FLOORING in the wet areas and laminate throughout the rest of the living spaces. Crown Molding adorns the entire home! The kitchen boasts SOLID WOOD cabinets with crown molding, recessed lighting, and modern appliances, all less than FIVE years old. The spacious living room features three natural light windows, recessed



lighting, gas fireplace, and ceiling fans throughout the home. The master bedroom offers a PRIVATE ENTRY via the front porch, making it an ideal space for a mother-in-law suite. Additionally, the utility room includes a sink, washer/dryer hookups, and a WHOLE HOUSE emergency water shut-off valve. Step outside and enjoy the STUNNING 14x28 in-ground, GUNITE saltwater pool with beautiful water fall fountain creating a peaceful place to relax!!! This pool also has new pool steps and has been maintained 2-3 times a month with records available. The screened-in lanai, measuring 32x40, is perfect for relaxing or entertaining. The NEW POOL VACCUME cleaner, NEW POOL PUMP was INSTALLED in 2018, and the pavers were cleaned and sealed in 2024. The MAINTENANCE-FREE gutters feature a leaf filter system to keep your home looking pristine. For added convenience, the property offers a FOUR-CAR carport, with one pole removable for easy access to the side garage. There's also a FENCED YARD, complete with a pineapple pear tree and an orange tree and pineapple plants all around the home bearing fresh fruit for years to come! Additional highlights include a 10x12 utility shed (built in 2021), a WORKSHOP with extra wood flooring designed to support heavy loads (workshop shells and cabinets convey), and an extra driveway for more parking space. Hurricane IMPACT WINDOWS, installed in 2015, provide extra protection and peace of mind, and the home is rated for up to a category 3 hurricane. This home is on public water and sewer, and it's equipped with an ADT security system for added safety. The FOUNDATION, inspected in 2025 with polyline concrete piers, is in great condition, and the AC ducts were cleaned in 2024. (Ducts are cleaned every three years.) This home is truly a gem—move-in ready and offering comfort, security, and style. Home comes with a maintenance record book. Be sure to view the

WALK-THROUGH VIDEO attached of this amazing home as well, see “Virtual Tour”•

Built in 2008

Essential Information

MLS® #	TB8355389
Price	\$359,999
Sold Price	\$315,000
Sold Date	May 30th, 2025
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,695
Acres	0.22
Year Built	2008
Type	Residential
Sub-Type	Manufactured Home
Style	Contemporary
Status	Sold

Community Information

Address	7182 Woodland Drive
Area	Brooksville
Subdivision	SOUTH WAY ESTATES
City	BROOKSVILLE
County	Hernando
State	FL
Zip Code	34601-3855

Amenities

# of Garages	1
View	Pool, Trees/Woods
Has Pool	Yes

Interior

Interior Features	Ceiling Fan(s), Crown Molding, Eating Space In Kitchen, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split
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	Bedroom, Thermostat, Walk-In Closet(s), Window Treatments
Appliances	Convection Oven, Dishwasher, Disposal, Electric Water Heater, Microwave, Range, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas
# of Stories	1

Exterior

Exterior Features	Lighting, Private Mailbox, Rain Gutters, Storage
Lot Description	Cleared, Landscaped, Level, Near Public Transit, Street Dead-End
Roof	Shingle
Foundation	Crawlspace, Pillar/Post/Pier

School Information

Elementary	Brooksville Elementary
Middle	D.S. Parrot Middle
High	Hernando High

Additional Information

Date Listed	February 27th, 2025
Days on Market	174
Zoning	CITY

Listing Details

Listing Office	RE/MAX MARKETING SPECIALISTS
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