

\$312,900 - 8408 Nuzum Road, BROOKSVILLE

MLS® #TB8378031

\$312,900

3 Bedroom, 2.00 Bathroom, 1,467 sqft

Residential on 0.46 Acres

ROYAL HIGHLANDS, BROOKSVILLE, FL

**100% USDA financing eligible
**

**\$6,000 in Seller Concessions with listing price offer
**

**New Roof
**

**New A/C
**

**Clear 4 Pts Inspection
**

**No HOA
**

**1/2 Acre with huge driveway

**

Nestled on a peaceful, tree-shaded half-acre, this 3 bedroom, 2 bath home offers the perfect blend of comfort and functionality. Step inside to a bright, open floor plan with soaring vaulted ceilings and stylish ceramic tile throughout.

The heart of the home is a modern kitchen boasting a central island, ideal for meal prep or casual gatherings, and a sunny eating space, perfect for everyday living and entertaining. A large pantry and ample cabinet space have all the storage you need. The spacious great room flows effortlessly into the dining room, where you can step outside to a screened lanai overlooking a large portion of the backyard that is ideal for relaxing and enjoying nature. Whether you're hosting guests or enjoying a quiet morning coffee, this home offers the perfect blend of indoor and outdoor living.

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The split-bedroom layout ensures privacy, while the spacious primary suite features double walk-in closets and an updated ensuite bath with a walk-in shower and double vanities. The large additional bedrooms are



separated by the second bath with a tub and shower combo. No feature has been overlooked to provide a comfortable living space with plenty of storage.

The home features a long driveway offering plenty of parking and an attached 2-car garage with mess-free entry into the home through the laundry room, and it is located on a paved road.

Saving the best for last, this home has a Brand New Roof and Air Conditioner. New exterior paint, new interior paint, updated fixtures, and stabilization has been completed. No HOA and plenty of room for toys. This home is ready for you to move in and make it your own!

Built in 2004

Essential Information

MLS® #	TB8378031
Price	\$312,900
Sold Price	\$300,000
Sold Date	July 10th, 2025
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,467
Acres	0.46
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	8408 Nuzum Road
Area	Brooksville/Spring Hill/Weeki Wachee
Subdivision	ROYAL HIGHLANDS
City	BROOKSVILLE
County	Hernando
State	FL
Zip Code	34613-4550

Amenities

Parking	Driveway, Oversized
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Eating Space In Kitchen, Open Floorplan, Split Bedroom, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Water Heater, Range, Range Hood, Refrigerator
Heating	Central
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Sliding Doors
Lot Description	In County
Roof	Shingle
Foundation	Slab

School Information

Elementary	Winding Waters K8
Middle	Winding Waters K-8
High	Weeki Wachee High School

Additional Information

Date Listed	April 24th, 2025
Days on Market	145
Zoning	RES

Listing Details

Listing Office	TOTAL REALTY MANAGEMENT
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