

\$349,000 - 18168 Clearview Drive, BROOKSVILLE

MLS® #TB8398765

\$349,000

3 Bedroom, 2.00 Bathroom, 1,818 sqft

Residential on 0.30 Acres

TRAILS AT RIVARD PH 1, 2 & 6,
BROOKSVILLE, FL

Welcome to your family's next adventure in the warm and welcoming golf course community of Trails at Rivard! This beautiful 3-bedroom, 2-bath home is tucked away on a private lot with no rear neighbors, offering the perfect mix of comfort, privacy, and space to grow.

Step outside to a large, screened pool deck—ideal for weekend barbecues, pool parties, or simply relaxing while the kids splash and play. The backyard is a nature lover's dream, with frequent visits from blue herons, egrets, deer, and more—giving your family a front-row seat to Florida wildlife.

Inside, you'll find an open-concept kitchen with a cozy breakfast nook, just right for busy school mornings or slow Sunday brunches. A formal dining room provides space for family dinners and special celebrations, while the bright and airy great room looks out over the peaceful backyard and pool. The expansive master bedroom features new carpet, walk in closets leading to the master bath with a shower and separate garden tub.

Additional highlights include a 3-car garage for all your storage needs, a new roof (2021), fresh interior paint (2025), and professional cleaning and sealing throughout (2025). This home has been lovingly cared for and is ready for your family to move in and make it your own. Located close to schools, shopping,



dining, parks, and easy highway accessâ€”itâ€™s the perfect place to call home!

Built in 2000

Essential Information

MLS® #	TB8398765
Price	\$349,000
Sold Price	\$355,000
Sold Date	July 24th, 2025
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,818
Acres	0.30
Year Built	2000
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	18168 Clearview Drive
Area	Brooksville/Masaryktown/Spring Hill
Subdivision	TRAILS AT RIVARD PH 1, 2 & 6
City	BROOKSVILLE
County	Hernando
State	FL
Zip Code	34604-9250

Amenities

Parking	Oversized
# of Garages	3
View	Pool, Trees/Woods
Has Pool	Yes

Interior

Interior Features	Ceiling Fan(s), Eating Space In Kitchen, Open Floorplan, Thermostat, Walk-In Closet(s)
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Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator
Heating	Central
Cooling	Central Air

Exterior

Exterior Features	Dog Run, French Doors, Irrigation System, Lighting
Lot Description	Landscaped, Oversized Lot, Street Dead-End
Roof	Shingle
Foundation	Slab

School Information

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

Additional Information

Date Listed	June 21st, 2025
Days on Market	67
Zoning	RES

Listing Details

Listing Office	LE REAL ESTATE GROUP
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Listing information last updated on October 24th, 2025 at 10:54pm EDT