

\$189,000 - 7506 Moriah Avenue, BROOKSVILLE

MLS® #TB8408749

\$189,000

2 Bedroom, 2.00 Bathroom, 1,430 sqft

Residential on 0.34 Acres

BROOKRIDGE COMM, BROOKSVILLE, FL

Affordable Florida living for your next season in life! Nowâ€™s the time! Brookridge is 55+ Community where you own your own land with low HOA fees. The community is gated 24/7 so if you travel or want to live a snowbird life you will have peace of mind. This 2 Bedroom 2 Bathroom is a very spacious 1,430 sq ft with a nice kitchen that boasts lots of Counters, Cabinets, and a Pantry! Large Open Living room with windows galore for natural lighting! The kitchen even has a skylight. Newer Flooring, interior paint and vapor barrier. Formal dining area for entertaining or hosting. Large screened porch provides additional room and shade for gathering and enjoying the best of Florida living. With a carport and a small, separate garage for your golf cart. The primary bedroom has a spacious en suite, two closets, dual sinks, makeup vanity and tub/shower combo with separate toilet closet. Large ? acre yard. Carpet in bedrooms only. AC 2016. Windows replaced 2018. Metal Roof with screws sealed 2025. 3 steps to exterior doors. Water heater is older but is satisfactory. Seller will consider replacing water heater with accepted offer. The laundry room is located in the utility room just off the screened porch. Washer and Dryer, refrigerator, range, dishwasher and microwave convey. The Brookridge Community is Gated 24/7 and is brimming with activity boasting a 72-par Championship Golf Course & Pro Shop, Heated Swimming Pool, Tennis/Pickleball and Shuffleboard Courts, Horseshoes, Bocci Ball



Court, Club House, Bingo, Crafts, Shows, and over 100 social Groups. On-site RV and boat storage. There is a real sense of community where you will meet new friends. Just minutes away from the Suncoast Parkway, which provides a quick and direct route to Tampa, St. Pete, Sporting Venues, Cultural Arts, and world-famous Beaches as well as the Tampa International Airport. Hwy 50 is a direct route to Orlando. Enjoy nearby shopping, dining, and entertainment options. Don't miss this rare opportunity to own a piece of Florida paradise in Brookridge. Schedule your private showing today.

Built in 1981

Essential Information

MLS® #	TB8408749
Price	\$189,000
Sold Price	\$199,999
Sold Date	September 15th, 2025
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,430
Acres	0.34
Year Built	1981
Type	Residential
Sub-Type	Manufactured Home
Status	Sold

Community Information

Address	7506 Moriah Avenue
Area	Brooksville/Spring Hill/Weeki Wachee
Subdivision	BROOKRIDGE COMM
City	BROOKSVILLE
County	Hernando
State	FL
Zip Code	34613-5797

Amenities

Parking	Covered
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Eating Space In Kitchen, Living Room/Dining Room Combo, Primary Bedroom Main Floor, Skylight(s), Solid Surface Counters, Thermostat, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer
Heating	Central
Cooling	Central Air

Exterior

Exterior Features	Awning(s), Sidewalk
Roof	Metal
Foundation	Other

Additional Information

Date Listed	July 18th, 2025
Days on Market	40
Zoning	PDP

Listing Details

Listing Office	SVG REALTY LLC
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