

# **\$310,000 - 9621 Southern Charm Circle, BROOKSVILLE**

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MLS® #W7871037

**\$310,000**

5 Bedroom, 3.00 Bathroom, 2,211 sqft

Residential on 0.12 Acres

SPRING RIDGE, BROOKSVILLE, FL

Spacious 5-Bedroom Home with Stunning Upgrades in a Gated Community. Welcome to this TRUE 5-BEDROOMS HOME with 2 ½ bathrooms and a 2-car garages, perfectly situated in a sought-after GATED COMMUNITY offering incredible amenities for just \$140 annually. Can you imagine having access to a COMMUNITY POOL, playground, and fitness center for under \$12 a month? This home is packed with RECENT UPGRADES to give you peace of mind, including a BRAND-NEW ROOF installed in 2024, a NEW AC UNIT from 2021, and a newer refrigerator and microwave. The thoughtful design will make you fall in love the moment you step into the STRIKING TWO-STORY FOYER. The open-concept living area features LAMINATE FLOORING and a spacious living room with sliders that lead to the SCREEN-ENCLOSED LANAI, offering the perfect spot to relax and enjoy your PRIVATE BACKYARD. The kitchen is a chef's dream, complete with a pantry, CENTER ISLAND, and a cozy dinette area with a charming window seat—how cool is that? A formal dining room off the kitchen provides the perfect space for hosting family dinners or holiday gatherings. Downstairs, you'll also find an INSIDE LAUNDRY ROOM and a versatile guest bedroom with a half bathroom across the hall. Whether you need a home office, guest space, or an in-law setup, this room has you covered. Upstairs, the layout is just as impressive. The PRIMARY SUITE is a true retreat, featuring a private



bathroom with a SOAKING TUB, walk-in shower, and an ENORMOUS WALK-IN CLOSET. Three additional bedrooms and a loft area provide plenty of space for everyone. Step outside to your PRIVATE BACKYARD, complete with a PAVER PAD perfect for grilling or lounging.

But the amenities don't stop there! This gated community offers SIDEWALKS THROUGHOUT, a COMMUNITY CENTER, POOL, playground, and fitness center—all included. Conveniently located near SR 50, this home is just minutes from a variety of shopping and dining options, as well as quick access to the expressway ramp to Tampa. Why wait? Schedule your private showing today and see why this home—and this community—are everything you've been looking for!

Built in 2006

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | W7871037                |
| Price          | \$310,000               |
| Sold Price     | \$300,000               |
| Sold Date      | March 12th, 2025        |
| Bedrooms       | 5                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 2                       |
| Half Baths     | 1                       |
| Square Footage | 2,211                   |
| Acres          | 0.12                    |
| Year Built     | 2006                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Sold                    |

**Community Information**

|         |                            |
|---------|----------------------------|
| Address | 9621 Southern Charm Circle |
|---------|----------------------------|

|             |                                      |
|-------------|--------------------------------------|
| Area        | Brooksville/Spring Hill/Weeki Wachee |
| Subdivision | SPRING RIDGE                         |
| City        | BROOKSVILLE                          |
| County      | Hernando                             |
| State       | FL                                   |
| Zip Code    | 34613-6818                           |

### **Amenities**

|              |                                                                 |
|--------------|-----------------------------------------------------------------|
| Amenities    | Clubhouse, Gated, Park, Playground, Pool, Recreation Facilities |
| # of Garages | 2                                                               |

### **Interior**

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Eating Space In Kitchen, High Ceilings, Open Floorplan, PrimaryBedroom Upstairs, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Water Heater, Microwave, Range, Refrigerator                                                  |
| Heating           | Central                                                                                                            |
| Cooling           | Central Air                                                                                                        |
| # of Stories      | 2                                                                                                                  |

### **Exterior**

|                   |          |
|-------------------|----------|
| Exterior Features | Sidewalk |
| Roof              | Shingle  |
| Foundation        | Slab     |

### **School Information**

|            |                              |
|------------|------------------------------|
| Elementary | Pine Grove Elementary School |
| Middle     | West Hernando Middle School  |
| High       | Central High School          |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | December 30th, 2024 |
| Days on Market | 279                 |
| Zoning         | PDP                 |

### **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | MERIDIAN REAL ESTATE |
|----------------|----------------------|

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