

\$40,000 - Roper Road, BROOKSVILLE

MLS® #W7871096

\$40,000

Bedroom, Bathroom,
Land on 0.19 Acres

HILL N DALE UNIT III BLK 6 LOT 1,
BROOKSVILLE, FL

This .19-acre corner lot in the charming town of Brooksville, Florida, offers the ideal setting to build the home of your dreams. With the unique advantages of a corner lot, including additional space, design flexibility, and increased curb appeal, this property provides an excellent foundation for creating a custom single-family home. An added bonus is the opportunity to expand, as the owner is also selling the vacant lot directly behind this one, offering even greater potential for those who want more space or an adjacent property for family or investment purposes.

Zoned R1B, this lot supports a variety of possibilities, from a cozy residence to a more expansive design, complete with options for accessory structures like a detached garage, workshop, or storage area. The R1B zoning allows for flexibility and customization, ensuring the property fits your unique needs.

One of the most appealing features of this property is the absence of HOA and CDD fees. With no added costs or restrictive rules, you™ have the freedom to design and use the property as you see fit, maximizing its potential and your investment.

Brooksville is a town full of character, blending historic charm with modern conveniences. Outdoor enthusiasts will love the proximity to parks, trails, and nature preserves, while those



seeking a sense of community will appreciate the vibrant downtown filled with boutique shops, local restaurants, and year-round events. For commuters or weekend explorers, the location provides easy access to major highways, making trips to Tampa, the Gulf Coast beaches, and other destinations a breeze.

With its prime corner location, the option to acquire the lot directly behind, and the flexibility of R1B zoning, this property is a rare opportunity in a peaceful and desirable area. Whether you’re planning to build your forever home or looking for a valuable investment, this Brooksville lot is ready to help bring your vision to life. Don’t miss the chance to make it yours!

Essential Information

MLS® #	W7871096
Price	\$40,000
Sold Price	\$30,000
Sold Date	March 20th, 2025
Acres	0.19
Type	Land
Sub-Type	Land
Status	Sold

Community Information

Address	Roper Road
Area	Brooksville
Subdivision	HILL N DALE UNIT III BLK 6 LOT 1
City	BROOKSVILLE
County	Hernando
State	FL
Zip Code	34602

School Information

Elementary	Eastside Elementary School
Middle	Fox Chapel Middle School
High	Hernando High

Additional Information

Date Listed	January 6th, 2025
Days on Market	160
Zoning	R1B

Listing Details

Listing Office	FLORIDAS A TEAM REALTY
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