

\$169,900 - 8225 Modena Avenue, BROOKSVILLE

MLS® #W7871526

\$169,900

2 Bedroom, 2.00 Bathroom, 1,248 sqft

Residential on 0.18 Acres

BROOKRIDGE COMM, BROOKSVILLE, FL

REDUCED PRICE. This home, built by Palm Harbor Homes is located in the DESIRABLE COMMUNITY OF BROOKRIDGE.

BROOKRIDGE is an active 55+ Golf Course and Gated Community with a Guard on duty 24/7. The home features 2 large bedrooms, Florida room, oversized lot and a private backyard. Outside you can enjoy the extra storage and work shop. The community has a low HOA fee of only \$50 a month. You'll enjoy all the amenities which includes Clubhouse with Heated Pool, Tennis Courts, Pickle-ball, Horseshoes, Bocce Ball Court, Gym, Bingo, Shuffleboard Courts, and Craft shows. For an additional fee you can enjoy the Golf Course & Pro Shop. This home has been very well maintained inside and out. A new steel roof was installed in 2021, the AC was replaced in 2022 and electrical has been upgraded. There is new vinyl flooring in living room, bathrooms and laminate in the Primary bedroom . All the bedrooms have Walk-in closets. You can enjoy your washer and dryer in the inside laundry room. The main rooms are all have ceiling fans. It is located less than a mile from Sun Coast Pkwy for an easy commute to Tampa airport. This home has been very well maintained inside and out. A new steel roof was installed in 2021 and the AC was replaced in 2022. There is new vinyl flooring in living room, bathrooms and laminate in the Primary bedroom . All the bedrooms have Walk-in closets. You can enjoy your washer and dryer in the inside laundry room. The bedrooms,



living room and kitchen all have ceiling fans. Also included is all the furniture, extra appliances and a golf cart. The home is located less than a mile from Sun Coast Pkwy for an easy commute to Tampa airport. Come see for yourself and make this your new home

Built in 1983

Essential Information

MLS® #	W7871526
Price	\$169,900
Sold Price	\$163,900
Sold Date	April 3rd, 2025
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,248
Acres	0.18
Year Built	1983
Type	Residential
Sub-Type	Manufactured Home
Status	Sold

Community Information

Address	8225 Modena Avenue
Area	Brooksville/Spring Hill/Weeki Wachee
Subdivision	BROOKRIDGE COMM
City	BROOKSVILLE
County	Hernando
State	FL
Zip Code	34613-5814

Interior

Interior Features	Ceiling Fan(s), Open Floorplan, Primary Bedroom Main Floor, Thermostat, Window Treatments
Appliances	Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Range Hood, Refrigerator, Washer
Heating	Central, Electric

Cooling Central Air

Exterior

Exterior Features Lighting
Roof Metal
Foundation Crawlspcace, Pillar/Post/Pier

School Information

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

Additional Information

Date Listed January 16th, 2025
Days on Market 159
Zoning R1-MH

Listing Details

Listing Office FLORIDA LUXURY REALTY

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