

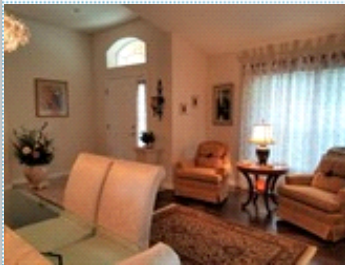


## \$1,000 Realtor Bonus, Pristine Home in Trillium

Just Reduced Nearly \$6,000!

1072 Nodding Shade Dr. , Brooksville FL 34604

MLS:T3181294    PRICE:\$194,000.00



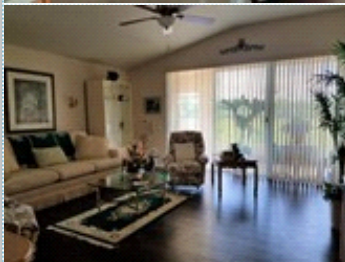
**Bedrooms:** 3  
**Full Baths:** 2  
**HOA:** yes - \$69/mth  
**Sqft:** 1814

**Subdivision:** Trillium  
**Year Built:** 2008  
**Parking:** 2 Cars  
**Floors:** 1



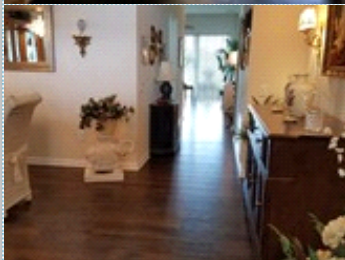
### PROPERTY FEATURES:

- Central A/C
- Walk-in closet
- Dining room
- Refrigerator
- Stainless steel appliances
- Central heat
- Family room
- Breakfast nook
- Stove/Oven
- Laundry area - inside
- High/Vaulted ceiling
- Living room
- Dishwasher
- Microwave
- Balcony, Deck, or Patio



### PROPERTY DESCRIPTION:

PRICE REDUCED NEARLY \$6,000!!! Upgraded, 3-bedroom, 2-bath, "split-plan" residence in truly move-in condition. Located in one of Pulte's most popular communities, on a conservation lot with NO REAR NEIGHBORS. Just minutes from the Suncoast Highway and NATURE COAST TECHNICAL HIGH SCHOOL, this pristine property boasts VAULTED CEILINGS and GORGEOUS WOOD LAMINATE FLOORING in most of the "common" areas, SOLID WOOD CABINETS in KITCHEN and BOTH BATHS, and HIGH-END, STAINLESS APPLIANCES. At the front of the home is a LARGE "FLEX" SPACE. At the center is the 12' X 15', EAT-IN KITCHEN. Beyond is a 16' X 18' GREAT ROOM, FULLY COVERED & SCREENED LANAI, and MASTER SUITE with GARDEN TUB and OVERSIZED WALK-IN CLOSET. Across from the Kitchen is a separate hallway leading to the 2 SPARE BEDROOMS (one of which is small but would make a great nursery or den). All this in a CDD-FREE community with low HOA fees, RESORT STYLE POOL, and lots of green space make it a great place to call home.



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