



## Fabulous Move-in Ready Home in Trillium

1072 Nodding Shade Dr. , Brooksville FL 34604

MLS:T3181294    PRICE:\$199,900.00

**Bedrooms:** 3  
**Full Baths:** 2  
**HOA:** yes - \$68/mth  
**Sqft:** 1814

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

### PROPERTY FEATURES:

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

### PROPERTY DESCRIPTION:

Stunning, extensively upgraded, 3-bedroom, 2-bath, "split-plan"™ residence in one of Greater Tampa's™ most popular (and now fully "built-out"™) Pulte communities, just minutes from the Suncoast Highway. Situated on an oversized conservation lot with NO REAR NEIGHBORS, this pristine property boasts VAULTED CEILINGS and DARK WOOD LAMINATE FLOORING in most of the "common"™ areas, SOLID WOOD CABINETS in KITCHEN and BOTH BATHS, matching, top-of-the-line STAINLESS KITCHEN APPLIANCES, and CUSTOM LIGHTING and FIXTURES (most of which stay) throughout. (See complete list of "Property Updates/Additions"™ attached.) At the front of the home is a large "FLEX"™ SPACE - part of which is set up for FORMAL DINING and part of which is being used as a FORMAL SITTING ROOM. Yet these could easily serve any number of other purposes. At the center of the home is a 12'™ X 15'™, EAT-IN KITCHEN. Beyond the kitchen is a 16'™ X 18'™ GREAT ROOM, FULLY COVERED & SCREENED LANAI, and MASTER SUITE with shower, GARDEN TUB and HUGE WALK-IN CLOSET with CUSTOM BUILT-INS. Adjacent to the kitchen is a separate hallway leading to the laundry room, 2 spare bedrooms, 2nd bath, and garage. In addition to its convenient location, this 100% CDD-FREE community offers a resort-style pool, shaded playground, multi-purpose recreation field, and lots of green space. Monthly HOA fee is also very low.

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