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No photos available

8814 Southern Charm Circle

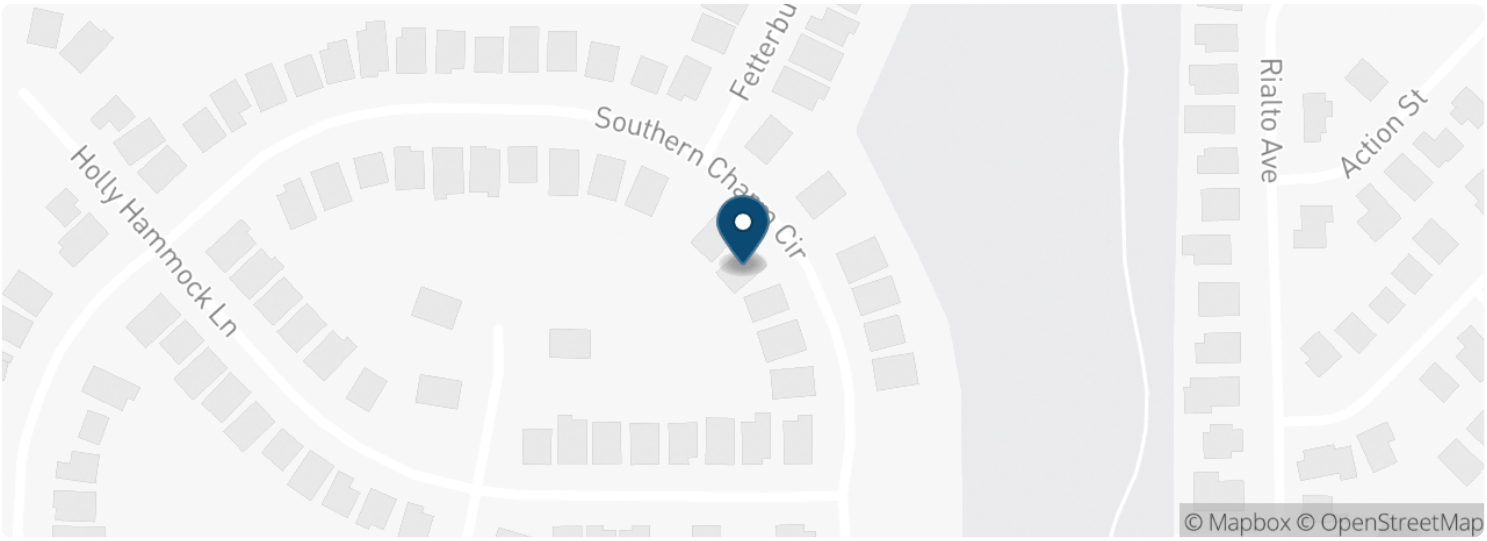
$275,000

Single Family Residence · Brooksville, FL 34613

View online

4	2	1,928
beds	baths	sqft

Year built	Price per sqft	Days on market	Listed	HOA	MLS #
2006	$143	42 days	Sep 10, 2026	$135 Annually	W7889288



Property overview

About this property

Virtually Staged. Featuring classic Florida-style architecture, this inviting 4-bedroom, 2-bath home with a 2-car garage is in the Spring Ridge gated community and sits on an elevated 0.16-acre lot. As you arrive, the peaceful setting and welcoming exterior invite you inside, where the foyer offers light-toned tile flooring and a convenient coat closet. The spacious living room feels bright and open with wood-inspired tile flooring, a vaulted ceiling, and wide windows that bring in plenty of natural light. From the living room, move naturally into the kitchen, where white raised-panel cabinetry, deep-tone countertops, a stylish backsplash, breakfast bar, dual sink, stainless steel appliances, recessed lighting, and a pantry provide both style and everyday convenience. The kitchen is open to the living area, making it easy to stay connected while cooking or visiting. Just beside the kitchen, the dining area offers a comfortable place to enjoy meals, with wide double sliding glass doors leading to the covered rear porch. The primary bedroom offers a quiet place to unwind, featuring a vaulted ceiling, multiple windows, and a walk-in closet leading to the private en-suite bathroom. The primary bath includes dual vanities with white cabinetry, a large mirror, and a tiled tub/shower with a built-in niche and small horizontal window. Bedroom 2 offers the same flooring, a spacious built-in closet, and an arched window that brings in natural light. Bedroom 3 features well-maintained carpet flooring and a built-in closet, while Bedroom 4 is located just off the foyer and works well as an office, study, or flex room, with a window overlooking the front yard. The second bathroom includes a single vanity with cabinet storage and a tub/shower combination. Near the kitchen, the laundry room provides utility shelving and a brick-style wall detail. Step through the sliding doors and onto the covered rear porch, where you can relax in a comfortable place to enjoy your morning coffee, dine outdoors, or relax in the evening. From here, look out over the spacious grassy backyard, where mature trees and open views create a peaceful outdoor setting. Spring Ridge offers a gated community with a pool, clubhouse, and recreational areas. The home is also close to shopping, dining, parks, Weeki Wachee Springs, and Pine Island Beach, where you can enjoy kayaking, swimming, fishing, and time along the Gulf Coast. With comfortable living spaces, a relaxing backyard, and nearby recreation, this home makes it easy to settle in and enjoy everyday Florida living.

Key features

LEVELS
One

LOT
7,093 sqft

FACES
Northeast

PARKING
2-car garage, Off Street

OUTDOOR
Rear Porch, Covered

VIEW
Garden

COMMUNITY
Gated · Clubhouse, Pool, Playground, Fitness Center

PETS
Allowed

Property & ownership details

Home

Property type	Single Family Residence	Year built	2006
Faces	Northeast	Rooms	3
Building stories	1	Living area	1,928 sqft
Total building area	2,582 sqft	Levels	One
Bedrooms	4	Bathrooms	2
Full bathrooms	2	Cooling	Central Air
Heating	Central, Electric	Lot size	7,093 sqft
Construction materials	Block, Stucco, Concrete	Lot features	Cleared
Roof	Shingle		

Accommodation & amenities

Appliances	Dryer, Refrigerator, Microwave, Washer, Dishwasher	Flooring	Carpet, Tile
Laundry	Washer Hookup, Laundry Room, Electric Dryer Hookup	Patio and porch	Rear Porch, Covered
View	Garden	Accessibility	Accessible Approach with Ramp

Parking & access

Attached garage	Yes	Garage spaces	2
Covered spaces	2	Parking features	Off Street, Garage Door Opener
Road surface	Asphalt	Security features	Security Gate, Security System, Closed Circuit Camera(s)

Community & HOA

Primary association	Wise Property Management	Primary association fee	$135
Primary fee frequency	Annually	Land lease	No
Senior community	No	Association amenities	Clubhouse, Fitness Center, Gated, Pool
Community features	Clubhouse, Pool, Playground, Fitness Center	Pets allowed	Yes

Utilities & services

Utilities	Cable Available, Phone Available, Sewer Available, Water Available, Electricity Available

Price & sale history

Date	Event	Price	Change
Sep 10, 2026	**Listed for sale** MLS #W7889288	**$275,000**	—

History may be incomplete.

Stellar MLS / IDX

StellarMLS

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Stellar (MFR) data last updated at October 20, 2026 at 8:01 AM EDT