



\$ 235,900



12488 Harper St, Spring Hill, FL 34609

- » Beds: 3 | Baths: 2 Full
- » MLS #: TB8391976
- » Single Family | 1,176 ft<sup>2</sup> | Lot: 13,504 ft<sup>2</sup>
- » More Info: [12488HarperSt.IsForSale.com](http://12488HarperSt.IsForSale.com)



Kelli Grey  
(352) 650-7063 (Cell)  
KGrey@PPArealty.com  
<http://www.athomewithkelligrey.com>

**Preferred Property  
Associates, Inc.**

Preferred Property Associates  
280 Mariner Blvd  
Spring Hill, FL 34608  
(352) 688-1303



Under contract-accepting backup offers. This 3 Bedroom, 2 Bath, 1 car oversized garage sits on a larger home site that is just under 1/3 acre and would make a great starter home, retirement home or a Florida vacation home to get away from all the cold! The roof was replaced with a dimensional shingle roof in 6/2023. The AC was replaced 8/2022. The home has neutral colored tile floors throughout the living area of the home. There are ceiling fans w/lights in living room, primary and both guest rooms. Kitchen cabinets are wood; countertop is a solid material. Appliances are white in color, including a refrigerator, range/cooktop with a microwave hood. Stainless steel single oversized farm sink with gooseneck water spray fixture. Pass thru above sink to lanai for ease of entertaining and ease to the outside deck too! Primary Bedroom is an En-suite with private primary bathroom access. Two nice size guest rooms that have larger tile floors in a neutral color each has a large window for lots of natural lighting. The guest bathroom is in the common hall for both rooms to have easy access to as well as house guests. Both bathrooms vanities and toilets have been replaced, master shower was refurbished with an easy step-in shower with shampoo shelves built-in, guest bathtub/shower walls have been retiled as well. Garage is an oversized 1 Car Garage with workbench and built-in shelving, a refrigerator and a washer/dryer area.

