



21411 Brookes Run Rd., Brooksville, FL

Interior Design Features:

- New interior paint (2022)
- Refinished hardwood floors
- Updated Master Bath & Custom Closet System
- Granite countertops throughout
- Recently updated upstairs bathrooms
- Newer plumbing fixtures
- Upstairs game room with surround sound
- New carpet living area, media closet, back stairs
- New custom Master Bedroom closets with LED lighting, large safe
- New laundry room counters, soft-close drawers and knobs
- New Minka Fan in Master Bedroom and upstairs bedroom
- New Maverick Fan in Living Room

Kitchen & Dining Features:

- Newly Designed Custom Kitchen
- Custom Cabinetry w/Soft Close
- Granite countertops throughout
- Exotic wood butcher block center island
- Hidden Walk-in Pantry
- Newly Designed Butler's Pantry with Copper Sink & Knobs
- Hidden mixer stand with Kitchen Aid stand mixer
- Alex Duetto II espresso machine with Macap commercial grinder
- Nierman Weeks Iron & Crystal Chandelier in Dining room
- New Minka Fan in Kitchen
- 1800's Antique Crystal Chandelier in breakfast nook

Appliances:

- 2 Subzero refrigerators with 4 Subzero freezer drawers
- Miele 4 hob induction cooktop
- Propane gas stub-out
- Miele dual temperature 104 bottle standing wine cooler
- Wolf built-in deep fryer
- Wolf indoor grill
- Wolf vent hood with remote blower
- 2 Miele dishwashers
- Electrolux double oven with warming drawer
- Sharp Microwave drawer
- Appliance garage
- Under cabinet LED lights
- Mudroom standing freezer and separate refrigerator/freezer
- Newer Samsung front load washer and dryer

Exterior Features:

- Newer roof with architectural shingles 2013
- New stainless steel chimney caps 2021
- New travertine tiled porches front and side 2022
- New exterior paint in 2022
- Custom carved wood front door
- New front gate with name (can be replaced) and opening system
- 2 revamped sprinkler systems, one internet connected
- 40x48 Barn and 12x48 lean-to with workshop and electric
- Invisible dog fence
- Chicken coop with electric and water available
- Newly powder coated balcony rails
- New porcelain tiles on balcony
- New Outdoor LED Flood lights

Pool & Outdoor Entertainment:

- Salt water pool system
- New diamond bright refinished pool 2022
- New pop-up cleaning heads for pool
- Electric heat pump heating/cooling system for pool
- Newer Screened in Pool Cage
- Remodeled pool bath with glass shower door and C-pull
- Exercise room with TV, elliptical machine and resistance weight bench
- Outdoor kitchen with center island, plumbed propane grill, plumbed propane infrared grill refrigerator, sink and vent
- Newly refinished back porch and pool pavers 2022
- Outdoor television
- 3 New Minka Fans on back porch

Interior & Exterior Mechanical Features:

- 48kw Generac diesel whole house generator
- 3 Trane A/C's, two with heat reclamation devices to preheat hot water in the main living area. (main living HVAC replaced 2022)
- Water filtration system with UV sterilization, charcoal filtering and softening,
- Water filtration system also on both ice makers
- 500 gallon diesel tank
- Hardwired wifi throughout
- 2 New water heaters 2021
- LED lighting throughout
- New LED uplighting in kitchen, billiards room, formal dining
- Savant home automation system including sound throughout, living room and master bedroom entertainment systems, many light controls, fan controls, garage door openers, door locks, Ring doorbells