

**Public Report**

**Residential Active**  
**MLS# 2223760**

**21411 Brookes Run Road, Brooksville, FL 34604**

**\$2,600,000**

<b>Key #:</b>	1010925	<b>Photo Rights:</b>	I own the photos or have the right to use.: Yes
<b>Property Sub-Type:</b>	Single Family Residence	<b>Bedrooms:</b>	5
<b>Subdivision:</b>	Acreage	<b>Baths T/F/H</b>	6/5/1
<b>Subdiv #:</b>	0	<b>Garage:</b>	3 Car
<b>Community/Development:</b>	N/A	<b>Split Plan:</b>	Yes
<b>Current Zoning:</b>	AG	<b>Carport:</b>	1 Car
<b>Acres:</b>	29.8	<b>Year Built:</b>	1996
<b>Additional Acreage:</b>	No	<b>New Construction:</b>	No
<b>Acreage Info:</b>	Over 20 to 50 Acres	<b>Approx Living SqFt:</b>	5,654
<b>Lot SqFt:</b>	1,298,088	<b>Approx SqFt Under Roof:</b>	8,248
<b>Mobile/Manuf. :</b>	N/A	<b>SqFt Source:</b>	Tax Roll
<b>Stories:</b>	2	<b>List Price/SqFt:</b>	\$459.85
<b>Elementary School:</b>	Moton	<b>Private Pool:</b>	Yes
<b>Middle School:</b>	Parrott	<b>Community Pool:</b>	No
<b>High School:</b>	Hernando	<b>Fireplace:</b>	Yes
<b>School Year From - To</b>	2021 - 2022	<b>Paved Road:</b>	Yes
<b>Sinkhole:</b>	Unknown	<b>Waterfront:</b>	No
<b>Sinkhole Report:</b>	Unknown		
<b>Condominium Name:</b>			
<b>Block:</b>	0040		
<b>Lot:</b>	0040		



**Directions:** Clubreath Rd north to Brookes Run Rd on the west.

**Public Remarks:** Welcome to the timeless design and classic elegance of one of Hernando Counties most stunning estates. Meticulously updated, this 5-bedroom 5.5 bath pool home boasts over 5600 living sq feet and sits perfectly within its own private 29+ acre sanctuary. The magic is in the details with this property. From the enchanting private winding driveway to the designer imported chandeliers, the extraordinary details will sing to you throughout. Home Features include a grand, bright, & functional floor plan with first floor master suite w/ pool access, resort style master bath, grand soaking tub, and multiple large closets. Custom gourmet remodeled kitchen with subzero appliances, custom cabinetry, exotic wood butcher block center island, full size wine cooler, butler's pantry, and eat in nook. The Formal dining room, living room, and flex room/pool table room are spacious and inviting making them perfect for everyday use or entertaining. Additionally, the first floor features a handsome office, half bath, large laundry room, and a private suite area off the garage that is perfect for an in-law suite or private guest quarters. The upper level features a spacious game/media room, 3 large on suite bedrooms with private full baths, bright landing terrace, and access to the balcony with unparalleled views of the estate. The outdoor space is exceptional and features a saltwater pool, brick paver, huge outdoor kitchen with bar and grill, terraced landscaping, surround sound/TV, and tranquil views of the pastures. The attached oversized garage has 3 bays, built in storage, and vaulted ceilings. The new 48x42 metal barn has concrete flooring, electric, water, high ceilings, storage, and ready for its custom build out. Additional noteworthy features: Newer roof 2013, entire home generator, new interior/exterior paint 2022, new imported travertine pavers 2022, entire home professionally designed and updated 2022, bathrooms remodeled, new designer fixtures 2022, upgraded media/security systems 2022, professionally landscaped, newly refinished pool 2022, and newer HVAC (common area unit replaced 2022) just to name a few. Located in the highly sought-after area of Culbreath Rd in Brooksville FL, and centrally located to Tampa Bay area, Gulf of Mexico, and Ocala. The sellers have lovingly updated and pristinely taken care of this home. See detailed property features/upgrades list attached.

<b>HOA/COA:</b>	No	<b>Tax ID:</b>	R23 423 19 0000 0040	<b>Short Sale:</b>	No	<b>Exemptions</b>	Hxt
<b>CDD Annual:</b>	No		0040	<b>Auction:</b>	No	<b>Sec/Twp/Rng:</b>	23/23/19
<b>DOR Use Code:</b>	1 - Single Family	<b>Tax Year:</b>	2021	<b>Lender Owner/REO:</b>	No	<b>City/County/Special Assessments:</b>	No
<b>Homestead:</b>	Yes	<b>Taxes:</b>	\$9,063.76			<b>Greenbelt:</b>	Yes

Room Name	Level	Length	Width	Remarks	Room Name	Level	Length	Width	Remarks
<b>Cooling:</b>	Central Electric				<b>Interior Features:</b>	Breakfast Bar; Ceiling-Cathedral; Ceiling-Tray; Counters-Stone; Fireplace-Gas; Laundry Closet; Pantry; Plantation Shutters; Walk-in Closet(s); Wood Cabinets; Other - See Remarks			
<b>Construction:</b>	Concrete Block; Frame				<b>Lot Description:</b>	Acreage; Flat; Pasture; Scattered Oaks			
<b>Docs on File:</b>	Aerial Photo; Sellers Disclosure; Other - See Remarks				<b>Level:</b>	Two			
<b>Equip/Appliances:</b>	Bar Refrigerator; Ceiling Fan(s); Dishwasher; Dryer; Garden Tub; Generator; Microwave; Oven-Convection; Range Hood; Refrigerator; Security System; Washer; Water Filter Owned				<b>Master BR/BA:</b>	Dual Sinks; Garden Tub; Master on Main; Separate			

**Energy Features:** Programmable Thermostat; Zoned  
**Exterior Features:** Barn/Stalls; Courtyard; Door-French; Entry-Ground Level; Front Porch; Lanai; Landscaped; Outdoor Lighting; Patio-Screened; Summer Kitchen; Workshop  
**Flooring:** Carpet; Stone/Brick; Wood  
**Fence:** Cross; Wood  
**Garage/Parking:** Attached; Covered Parking; Detached; Drive-Circular; Drive-Paved; Drive-Private; Oversized; RV Barn; RV Parking; Workshop  
**Heat:** Central Electric; Central Gas

Tub/Shower; Walk-in Closet(s)  
**Private Pool Type:** In Ground Pool  
**Pool/Pool Extras:** Automatic Cleaner; Concrete/Gunite; Courtyard; In-Floor Cleaning Sys.; Salt Water; Screen Enclosed; Other - See Remarks  
**Roof:** Asphalt/Fiberglass Shgl  
**Road Type:** Private  
**Special Info:** Sold As Is; Other - See Remarks  
**Style:** Colonial  
**Sewer:** Septic - Private  
**Terms Available:** Cash; Conventional; Owner Finance  
**Utilities:** Cable Available; High Speed Internet Available  
**Water:** Well; Irrigation - Well

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**List Date:** 04/14/2022  
**List Price:** \$2,600,000  
**Exclusions Y/N/U:** Unknown

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**Legal Description:** That Part Of S3/4 Of Sw1/4 Of Ne1/4 Together With A 30ft Easmt Des In Orb 2658 Pg 1562 56

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