

## Public Report

Residential Closed  
MLS# 2224582

25321 Croom Road, Brooksville, FL 34601

List Price: \$530,000  
Sold Price: \$525,000

<b>Key #:</b>	606776	<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>	3
<b>Subdivision:</b>	Withrow Woods	<b>Baths T/F/H:</b>	2/2/0
<b>Subdiv #:</b>	1325	<b>Garage:</b>	3 Car
<b>Community/Development:</b>	N/A	<b>Split Plan:</b>	Yes
<b>Current Zoning:</b>	AG	<b>Carpport:</b>	None
<b>Acres:</b>	2.8716	<b>Year Built:</b>	2003
<b>Additional Acreage:</b>	No	<b>New:</b>	No
<b>Acreage Info:</b>	Over 2 to 4 Acres	<b>Construction:</b>	
<b>Lot Dim. Approx:</b>	305 X 405	<b>Approx Living SqFt:</b>	1,879
<b>Lot Dimension Source:</b>	Tax Rolls	<b>SqFt Source:</b>	Tax Roll
<b>Lot SqFt:</b>	125,089	<b>List Price/SqFt:</b>	\$282.06
<b>Mobile/Manuf. :</b>	N/A	<b>Sold:</b>	\$279.4
<b>Stories:</b>	1	<b>Price/SqFt:</b>	
<b>Elementary School:</b>	Brooksville	<b>Private Pool:</b>	No
<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>	2022 - 2023	<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>	0000		
<b>Lot:</b>	0200		
<b>Approx Road Frontage:</b>	305		

**Directions:** North on Mcyntire Rd. Right onto Croom road. Home is on the left just past Dempsey.

**Nearest Cross Street:** Dempsey

**Public Remarks:** Mature oak trees and butterfly gardens surround this custom-built home, all situated on a stunning 2.85 acres just moments away from the Croom Forest. But don't let the privacy and woods fool you, Spectrum now offers high speed fiber optic internet out here. From the Generac whole home generator to the matching custom year-round greenhouse, nothing was spared short of perfection. Pull up to a welcoming circular drive and you are instantly invited on to a stunning L-shaped porch, perfect for greeting guests under the outdoor ceiling fans. Step inside and you will be welcomed by vaulted ceilings and a stunning view of the vibrant butterfly garden just through the French doors. To your left, lies a generous dining room with exquisite chandelier. Just off the dining room, and within arm's reach, is an open concept kitchen. Solid wood cabinets and under mount lighting take this kitchen to the next level. A separate breakfast nook and breakfast bar allow room for friends and family to share meals together. The vaulted ceilings just off the living room not only add height but a sense of glamor to the home, while the fireplace grounds you and makes for a cozy backdrop to a movie night. A split floorplan with the master off to one side of the home, complete with ensuite and oversized walk-in closet can be found. Let's not overlook the custom plantation shutters that are found throughout. The homes remaining two bedrooms and full bathroom are located towards the front of the home, with generous layouts and closet space to match. The home has been outfitted with an extremely large walk-in laundry room complete with ample storage and counter space. Off to the garage where the whole home 2-step UV water purifier system can be found alongside the controls to the home irrigation system to assist in maintaining the beautiful landscape work. The attached garage holds not one but three oversized parking spaces and storage for your every need imaginable. Hurricane season is among us, and this home is ready for that as well, with hurricane screens for all exterior windows and doors. As mentioned, the 500-gallon propane tank provides enough propane to keep the Generac home generator ready to go in emergencies. With a New Roof installed Feb 2022 and Septic inspected and pumped April 2022, this home leaves nothing for buyer to do! SELLER MOTIVATED AND SAID TO BRING ALL OFFERS!

<b>HOA/COA:</b>	No	<b>Tax ID:</b>	R09 122 20 1325 0000 0200
<b>CDD Annual:</b>	No	<b>Tax Year:</b>	2021
<b>DOR Use Code:</b>	1 - Single Family	<b>Taxes:</b>	\$1,933.2
<b>Homestead:</b>	Yes		

<b>Short Sale:</b>	No	<b>Exemptions:</b>	Hxx
<b>Auction:</b>	No	<b>Sec/Twp/Rng:</b>	9/22/20
<b>Lender Owner/REO:</b>	No	<b>City/County/Special Assessments:</b>	No
		<b>Greenbelt:</b>	No

**Cooling:** Central Electric

**Construction:** Foundation - Slab; Frame

**Docs on File:** Sellers Disclosure

**Equip/Appliances:** Dishwasher; Disposal; Dryer; Garage Door Opener(s); Garage Remote; Generator; Microwave Hood; Oven/Range-Electric; Propane Tank; Refrigerator; Security System; Water Filter Owned

**Energy Features:** Programmable Thermostat

**Exterior Features:** Door-French; Entry-Ground Level; Fountain; Greenhouse; Gutters/Downspouts; Hurricane Shutters; Outdoor Lighting; Patio-Screened

**Flooring:** Carpet; Ceramic Tile; Wood

**Garage/Parking:** Attached; Drive-Circular; Drive-Paved; Garage Door Opener; Garage Door Opener Remote; Oversized; Side Entry Garage Door; Storage

**Heat:** Central Electric

**List Date:** 05/19/2022

**Sold Date:** 09/09/2022

**List Price:** \$530,000

**Exclusions Y/N/U:** No

**Interior Features:** Blinds; Breakfast Bar; Ceiling-Vaulted; Counters-Tile; Fireplace-Gas; Pantry; Plantation Shutters; Walk-in Closet(s); Wood Cabinets

**Lot Description:** Acreage; Corner Lot; Scattered Oaks; Wooded

**Level:** One

**Master BR/BA:** Dual Sinks; Master on Main; Shower Only; Walk-in Closet(s)

**Roof:** Asphalt; Fiberglass

**Special Info:** Sold As Is

**Style:** Contemporary

**Sewer:** Septic - Private

**Terms Available:** Cash; Conventional; FHA; VA Loan

**Utilities:** Cable Available; Electric Available; High Speed Internet Available

**Water:** Private

**Legal Description:** Withrow Woods Lot 20 Orb 1471 Pgs 257-58

**Under Contract Date:** 08/21/2022

**Anticipated Close Date:** 09/15/2022

**Seller Concessions:** 0

**Sold Price:** \$525,000



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