

12345 CITRUS WAY BROOKSVILLE FL 34601

<https://candiscarmichael.com>



Welcome to this one of a kind, spacious country estate with old Florida charm. As you enter the property through an electronic entrance gate, you will pass by the large stock pond and gradually make your way through the private, wooded drive, which borders over 300 acres of protected Hernando County wildlife and preserved land [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 4220 sq ft



Courtesy of

**Listing Office:** CHARLES RUTENBERG REALTY INC

**Status:** Active

**Office ID:** MFR260000779

**MLS ID:** MFRTB8463080



Call us now

Phone: 727-888-3292  
Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



---

## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8463080>

---

## Basics

**Bathrooms Full:** 3

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 4220 sq ft

**Year built:** 1994

**ListOfficeName:** CHARLES RUTENBERG  
REALTY INC

**ListAOR:** mfrmls

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 1 floor

**Lot size, sq ft:** 692604 sq ft

**SubdivisionName:** THAT PART OF SW1/2 OF  
NW1/4 OF NW1/4 LYING W OF SR

**GarageSpaces:** 6

---

## Location Details

**Township:** 22S

**Road Surface Type:** Paved

---

## Property Features



**Call us now**

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Interior Features:** Ceiling Fans(s) **Appliances:** Dishwasher, Dryer, Range, Refrigerator, Washer  
**Flooring:** Carpet, Wood **Laundry Features:** Laundry Room  
**Pool Private YN:** Yes **Pool Features:** Heated, In Ground, Salt Water  
**Fireplace YN:** Yes **Fireplace Features:** Masonry, Wood Burning  
**Garage YN:** Yes **Attached Garage YN:** Yes  
**Garage Spaces:** 6 **Exterior Features:** Storage  
**Roof:** Shingle **Utilities:** Electricity Connected  
**Water Source:** Public **Sewer:** Septic Tank  
**Cooling:** Central Air **Heating:** Central  
**Furnished:** Negotiable

---

## Property Details

**Subdivision Name:** THAT PART OF SW1/2 OF NW1/4 OF NW1/4 LYING W OF SR **Parcel Number:** R01-422-18-0000-0010-0000  
**Levels:** One **Direction Faces:** East  
**Foundation Details:** Slab **Construction Materials:** Block

---

## Fees&Taxes

**Tax Year:** 2025 **Tax Annual Amount:** \$9,059  
**Tax Legal Description:** THAT PART OF SW1/2 OF NW1/4 OF NW1/4 LYING W OF SR 491 ORB 375 PG 228 **Tax Lot:** 0000

---

## Rooms



**Call us now**

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

Room type	Dimensions	Level	Length	Width
Kitchen	26x13	First	13	26
Living Room	20x20	First	20	20
Primary Bedroom	14x17	First	17	14
Great Room	17x24	First	24	17
Dining Room	13x12	First	12	13
Bedroom 2	13x13	First	13	13
Bedroom 3	12x12	First	12	12

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**ExteriorFeatures:** Storage

**Utilities:** Electricity Connected

**Amenities:** Dishwasher, Dryer, Range, Refrigerator, Washer

**GarageYN:** Yes

**FireplaceYN:** Yes

**Cooling:** Central Air

**PoolFeatures:** Heated, In Ground, Salt Water

**Features:** Ceiling Fans(s), Masonry, Wood Burning

## Building Details



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**NewConstructionYN:** No

**Exterior material:** Block

**Heating:** Central

**Roof:** Shingle

---

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:**  
Owner

**Showing Requirements:** 24 Hour Notice, Appointment Only, Call Owner,  
Call Seller Direct, Farm Animals on Site, No Lockbox



**Call us now**

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE