

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



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Phone: 727-888-3292
Email: 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



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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



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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



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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



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