

PREPARED BY



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Single Family
MLS# 2113987 Active

11017 BRANDYWINE CT
Brooksville, FL 34601



LP\$258,000



Property of Hernando County MLS

Subdivision: Nottingham Forest
Current Zoning: AR
Acres: 1.20
Lot Dim. Approx:
Lot Dim. Source:
Mobile/Manuf Type: N/A
Level/Stories: 1
[Hernando County Tax Link](#)
Contact Property Appraiser (352) 754-4190
Elem. School: Brooksville
Mid. School: Parrot
High School: Hernando
School Yr-Yr: 2009-2010
Near. Cross St.:

Bed/Bath/Gar: 4/ 2/ 2
Split Plan: Yes **Half Baths:** 0
Carport: None-Carport
Year Built: 1998
Apx Liv SqFt: 2,306
Apx SF Under Rf: 3,051
SF Source: Appraisal
LP Per Liv. SF: \$111.88
Private Pool: No
Community Pool: No
Fireplace: No
Paved Rd: Yes
Waterfront/Frntge: No/

Directions: HWY 50 to 41N to Croom Rd east to Nottingham Forest Blvd S to Westminster W to Brandywine Ct N to end on left.

Remarks: Beautiful 4/2/2 block home built in 1998 on 1.20 acres of majestic oaks, located at the end of a paved cul-de-sac in a quiet country setting, close to schools and shopping.

Equip. Appliances: Cooktop-Electric , Dishwasher , Oven/Range-Electric , Range Hood , Refrigerator

Rooms: Breakfast Nook , Dining Room , Great Room , Living Room , Master Bedroom Suite
Master BR/BA: Garden Tub , Separate Tub/Shower
Flooring: Carpet , Ceramic Tile , Vinyl

Living Rm:	MBR:	Den/Office:	Scrn Porch:
Great Rm:	BR 2:	Loft:	Lanai:
Dining Rm:	BR 3:	Media/Game:	Florida:
Kitchen:	BR 4:	Bonus Rm:	Garage:
Family Rm:	BR 5:	Bfast Nook:	Workshop:

Int. Features: Ceiling-Cathedral , Ceiling-Vaulted , Pantry , Walk-in Closet(s) , Window Treatment(s)

Construction: Concrete Block , Stucco
New Const./Type: No/
Builder Name:
Builder Model:
Garage/Prkg: Washer/Dryer Hook-up
Style: Other-See Remarks
Roof: Asphalt/Fiberglass Shgl
Fence: Privacy

Pool/Pool Extras:
Ext. Features: Deck , Gutters/Downspouts , Patio-Open , Patio-Screened , Shed/Utility Bldg

Area/Map Code: 09/ D4
Utilities: Cable Available , Satellite Dish Owned

Acreage Info: Over 1 to 2 Acres

Lot SqFt: **Addl Acreage:** No **Waterfront:**

Road Type:
Lot Description:
Rear Exposure:
Water/Sewer: Septic - Private , Well - Private
Heat/Cool: Cool-Central Electric , Heat-Central Electric
Energy Feat.:

Complex Name:
HOA/COA: No **HOA/COA Fees:** \$ **Condo Unit:**
HOA/COA Sched.: **Mthly Maint. Fee:** \$ **CDD:** No **CDD Fees:** \$
Condo/HOA/CDD Fee Incl.:

Community Amenities:

Sec/Twp/Rng: 7/ 22/ 20	Homestead: Yes	Greenbelt: No
Subdiv/Block/Lot: 705/ 0000/ 0080	City/Co. Special Assmnt/Fee: Yes	# of Residences:
Unit#:	Key #: 00947462	Living SF (Oth. Res.):
DOR Use Code: 1	Legal Description: NOTTINGHAM FORESTLOT 8	

Short Sale: No **Lender Owned/REO:** No **Agent Owned:** No

Special Info: **Docs on File:** Appraisal **Terms Avail.:**

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All information regardless of source, including but not limited to, square footage, sizes, room dimensions, property taxes, and school information deemed reliable, but is not guaranteed and should be verified by personal inspection and/or with a appropriate professional(s).