

PREPARED BY



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Single Family
MLS# 2132336 Active

19675 Manecke
Brooksville, FL 34601



LP\$195,000



Property of Hernando County MLS

Subdivision: Acreage	Bed/Bath/Gar: 4/ 2/ 2 Car Garage
Current Zoning: AG	Split Plan: Yes Half Baths: 0
Acres: 2.50	Carpport: None-Carpport
Lot Dim. Aprox: 165x660	Year Built: 2007
Lot Dim. Source: Tax Roll	Apx Liv SqFt: 2,081
Mobile/Manuf Type: N/A	Apx SF Under Rf: 2,844
Level/Stories: 1	SF Source: Tax Rolls
Hernando County Tax Link	LP Per Liv. SF: \$93.70
Contact Property Appraiser (352) 754-4190	Private Pool: No
Elem. School: Brooksville	Community Pool: No
Mid. School: Parrot	Fireplace: Yes
High School: Hernando	Paved Rd: No
School Yr-Yr: 2009-2010	Waterfront/Frntge: No/
Near. Cross St.: West Street	

Directions: From HC courthouse take Jefferson S to right on Ponce De Leon to W on Manecke follow Manecke past point it becomes limerock and takes sharp right curve to sign on right

Remarks: This 4/2 home on 2.5 acres boasts Magnolias, White Oaks, Hickorys and more and has been selectively cleared w/ field fencing on 3 sides. Built 2007 and immaculate, all appliances stay even washer/dryer (new 2007). The 4th bedroom would be perfect for a home office. The formal LR/DR has working dormers for extra lighting. Kitchen w/ breakfast nook opens across a large bar into the family room w/ a wood burning stone fireplace. Upgrades include granite topped island, tray ceilings in kitchen and DR, plant bridges throughout, 400 amp electric service, A-1 energy efficient classification insulation, garden tub, and more.

Equip. Appliances: Ceiling Fan(s) , Cooktop-Electric , Dishwasher , Dryer , Garage Door Opener(s) , Garden Tub , Laundry Tub , Microwave , Oven-Electric , Range Hood , Refrigerator , Smoke Detector(s) , Washer

Rooms: Attic , Breakfast Nook , Den/Office , Dining Room , Eat-in Kitchen , Family Room , Inside Laundry Rm , Kitchen , L Shaped Liv/Dining Room , Living Room

Master BR/BA: Dual Sinks , Garden Tub , Master on Main , Separate Tub/Shower , Walk-In Closet(s)

Flooring: Carpet , Ceramic Tile , Laminated Wood

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: Blinds , Breakfast Bar , Ceiling-Trey , Counters-Laminate , Counters-Pass Thru , Drapes , Fireplace-Wood , Kitchen Isle , Pantry , Plant Shelves , Skylight(s) , Walk-in Closet(s) , Window Treatment(s) , Wood Cabinets

Construction: Concrete Block , Foundation-Slab , Stucco

Garage/Prkg: Attached , Drive-Gravel , Side Entry

New Const./Type: No/

Style: Ranch

Builder Name:

Roof: Asphalt/Fiberglass Shgl

Builder Model:

Fence: Fence Partial

Pool/Pool Extras:

Ext. Features: Door-Double Entry , Door-French , Entry-Ground Level , Front Porch , Lanai , Landscaped , Outdoor Lighting , Patio-Screened , Window-Dbf Hung

Area/Map Code: 06/ M4

Utilities: Cable Available , DSL Available , High Speed Internet Av. , Underground Electric

Acreage Info: Over 2 to 4 Acres

Lot SqFt: 108,900 **Addl Acreage:** No **Waterfront:**

Road Type: County/City Maintained , Limerock

Water/Sewer: Septic - Private , Well - Private

Lot Description: Acreage , Flat , Wooded

Heat/Cool: Cool-Central Electric , Heat-Central Electric

Rear Exposure:

Energy Feat.: Extra Insulation , Ridge Vents

Complex Name:

Comm. Restrict.: None

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: None

Sec/Twp/Rng: 16/ 22/ 19

Homestead: Yes **Greenbelt:** No

Subdiv/Block/Lot: 0/ 00/ 00

City/Co. Special Assmnt/Fee: No **# of Residences:**

Unit#:

Key #: [00352157](#) **Living SF (Oth. Res.):**

DOR Use Code: 1

Legal Description: S1/2 of S1/2 of NW1/4 of SE1/4 of SW1/4 ORB 1493 Pg 1163 as Recorded in Hernando County, FL

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

Special Info: **Docs on File:** Aerial Photo **Terms Avail.:** Cash , Conventional

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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).