

PREPARED BY



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Single Family
 MLS# 2117968 Active

20483 VIOLET RD
 Brooksville, FL 34601



LP\$330,000



Property of Hernando County MLS

Subdivision: Royal Oaks Est
 Current Zoning: AR
 Acres: 2.50
 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: No Half Baths: 1
 Carport: None-Carport
 Year Built: 1978
 Apx Liv SqFt: 2,658
 Apx SF Under Rf: 3,419
 SF Source: Owner
 LP Per Liv. SF: \$124.15
 Private Pool: Yes
 Community Pool: No
 Fireplace: Yes
 Paved Rd: Yes
 Waterfront/Frntge: No/

Directions: Hwy 98 N, turn E on Yontz, turn L on Joyce Dr, turn L on Violet

Remarks: Great Location. Located in Royal Oaks Subdivision, 2.5 acres that back up to federal land. Newly remodeled kitchen, huge laundry room, custom built cabinetry and crown molding throughout. Easy to live with floor plan and too many amenities to list.

Equip. Appliances: Ceiling Fan(s) , Cooktop-Electric , Generator , Microwave , Oven-Electric , Refrigerator , Water Softener Owned

Rooms: Breakfast Nook , Dining Room , Family Room , Kitchen , Living Room
 Master BR/BA: Walk-In Closet(s)
 Flooring: Ceramic Tile

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 , Book Case(s) , Fireplace-Wood , Pantry

Construction: Concrete Block , Stucco	Garage/Prkg: Attached , Drive-Paved
New Const./Type: No/	Style: Ranch
Builder Name:	Roof: Asphalt/Fiberglass Shgl
Builder Model:	Fence: Wire

Pool/Pool Extras: Diamond Brite Finish , In Ground Pool
 Ext. Features: Door-Sliding Glass , Hurricane Shutters , Patio-Open

Area/Map Code: 05/ K4
 Acreage Info: Over 2 to 4 Acres
 Utilities: Cable Available , High Speed Internet Av.

Lot SqFt: Addl Acreage: No	Waterfront:
Road Type: County/City Maintained	Water/Sewer: Septic - Private , Water - City
Lot Description: Wooded	Heat/Cool: Cool-Central Electric , Heat-Central Electric
Rear Exposure:	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: 2/ 22/ 19	Homestead: Yes	Greenbelt: No
Subdiv/Block/Lot: 2284/ 0020/ 3	City/Co. Special Assmnt/Fee: Yes	# of Residences:
Unit#:	Key #: 00572776	Living SF (Oth. Res.):
DOR Use Code: 1	Legal Description: ROYAL OAKS ESTBLK 2 LOT 3	

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

Special Info: Sold As Is 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).