

## PREPARED BY



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Mobile/Manufactured  
 MLS# 2103248 Active

21365 CAMPBELL DR  
 Brooksville, FL 346011424



LP\$40,000



Property of Hernando County MLS

Subdivision: Damac Modular Home Park  
 Current Zoning: PDP  
 Acres: .12  
 Lot Dim. Approx:  
 Lot Dim. Source: Tax Roll  
 Mobile/Manuf Type: Singlewide  
 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: 2008-2009  
 Near. Cross St.: Carol Drive

Bed/Bath/Gar: 2/ 2/ None  
 Split Plan: Yes Half Baths: 0  
 Carport: 1 Car Carport  
 Year Built: 1986  
 Apx Liv SqFt: 840  
 Apx SF Under Rf: 1,380  
 SF Source: Tax Rolls  
 LP Per Liv. SF: \$47.62  
 Private Pool: No  
 Community Pool: No  
 Fireplace: No  
 Paved Rd: Yes  
 Waterfront/Frntge: No/

Directions: N on Howell Ave. to L on Lehouier Dr. to immediate R on Eastside to L on Campbell to home on R

Remarks: OWNER MOTIVATED! Very Nice MH. Has been remodeled. New carpet, tile floors, and counters. Freshly painted. Split floor plan. Skirting around MH replaced. Brand New central heat and air. It also has a nice large screened porch off the carport. Shows very well. Move in condition.

Equip. Appliances: Ceiling Fan(s) , Dishwasher , Oven/Range-Electric , Refrigerator

Rooms: Eat-in Kitchen , Inside Laundry Rm , Kitchen , Living Room Master BR/BA:  
 Flooring: Carpet , 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 , Window Treatment(s)

Construction: Other-See Remarks	Garage/Prkg: Other-See Remarks
New Const./Type: No/	Style: Other-See Remarks
Builder Name:	Roof: Roof Over
Builder Model:	Fence:

Pool/Pool Extras:

Ext. Features: Front Porch

Area/Map Code: 05/ K4

Utilities: Cable Available

Acreage Info: Up to 1/4 Acres

Lot SqFt: 5467 Addl Acreage: No Waterfront:

Road Type: County/City Maintained

Water/Sewer: Sewer - HCUD , Water - HCUD

Lot Description:

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

Rear Exposure:

Energy Feat.:

Complex Name:

Comm. Restrict.:

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: 11/ 22/ 19  
 Subdiv/Block/Lot: 1660/ 0000/ 0020  
 Unit#:   
 DOR Use Code: 2

Homestead: No  
 City/Co. Special Assmnt/Fee: No  
 Key #: [00132911](#)  
 Legal Description: DAMAC MODULAR HOME PARKUNIT 1 LOT 2ORB 1176 PGS 729-35  
 Greenbelt: No  
 # of Residences:  
 Living SF (Oth. Res.):

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

Special Info: Docs on File: Sellers Disclosure 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).