

Customer Display

PREPARED BY



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**Single Family**  
**MLS# 2134389 Active**

**22445 SKYVIEW CIR**  
**Brooksville, FL 34602**



**LP\$525,000**



**Subdivision:** Spring Lake Forest  
**Current Zoning:** AG  
**Acres:** 6.80  
**Lot Dim. Aprox:**  
**Lot Dim. Source:** Tax Roll  
**Mobile/Manuf Type:** N/A  
**Level/Stories:** 2  
[Hernando County Tax Link](#) [IMAPP](#)  
**Contact Property Appraiser** (352) 754-4190  
**Elem. School:** Moton  
**Mid. School:** Parrot  
**High School:** Hernando  
**School Yr-Yr:** 2009-2010  
**Near. Cross St.:**

**Bed/Bath/Gar:** 2 / 2 / 2 Car Garage  
**Split Plan:** Yes **Half Baths:** 2  
**Carpport:** None-Carpport  
**Year Built:** 2004  
**Apx Liv SqFt:** 3,387  
**Apx SF Under Rf:** 5,119  
**SF Source:** Tax Rolls  
**LP Per Liv. SF:** \$155.00  
**Private Pool:** No  
**Community Pool:** No  
**Fireplace:** Yes  
**Paved Rd:** Yes  
**Waterfront/Frntge:** No/

**Directions:** From the intersection of US HWY 41 and Powell Rd. Go E on Powell Rd., Turn S on Batten Rd., turn W on Skyview Circle, follow to sign.

**Remarks:** Custom Southern Style Home on 6.8 Acres. Great views that few would expect to find in Florida. This is a Must See! Home boasts a gathering room located off of the kitchen, large office directly off master bedroom, formal living room, second floor loft/bedroom. The many highlights include huge kitchen with custom copper hood, Stacked stone large wood burning fireplace, tumbled stone counters, 10' Ceilings, oversized interior doors, 2 hot water heaters, Australian Pine wood floors, French Doors throughout . Stacked stone porches wrap around the home. Large screened porch, brick patio, & is wired & ready to install a pool

**Equip. Appliances:** Ceiling Fan(s) , Cooktop-Electric , Dishwasher , Disposal , Microwave , Oven-Electric , Range Hood , Refrigerator , Security System , Smoke Detector(s) , Water Softner Owned

**Rooms:** Eat-in Kitchen , Entrance Foyer , Living Room Formal , Loft **Master BR/BA:** Dual Sinks , Separate Tub/Shower , Walk-In Closet(s)  
**Flooring:** Carpet , Ceramic Tile , Wood

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

**Int. Features:** Counters-Stone , Fireplace-Wood , Pantry , Wood Cabinets

<b>Construction:</b> Frame , Siding-Vinyl	<b>Garage/Prkg:</b> Attached
<b>New Const./Type:</b> No/	<b>Style:</b> Other-See Remarks
<b>Builder Name:</b>	<b>Roof:</b> Asphalt/Fiberglass Shgl
<b>Builder Model:</b>	<b>Fence:</b>

**Pool/Pool Extras:**  
**Ext. Features:** Door-French , Front Porch , Landscaped , Outdoor Lighting , Patio-Screened , Shed/Utility Bldg , Window-Dbl Hung , Window-Dual Pane

<b>Area/Map Code:</b> 08/ G5	<b>Utilities:</b> None
<b>Acreage Info:</b> Over 4 to 9 Acres	
<b>Lot SqFt:</b> <b>Add Acreage:</b> No <b>Waterfront:</b>	
<b>Road Type:</b>	<b>Water/Sewer:</b> Septic - Private , Well - Private
<b>Lot Description:</b>	<b>Heat/Cool:</b> Cool-Central Electric , Heat-Central Electric
<b>Rear Exposure:</b>	<b>Energy Feat.:</b>

**Complex Name:** **Comm. Restrict.:** Deed Restrictions

**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

<b>Sec/Twp/Rng:</b> 13/ 23/ 19	<b>Homestead:</b> Yes	<b>Greenbelt:</b> No
<b>Subdiv/Block/Lot:</b> 1227/ 0000/ 0220	<b>City/Co. Special Assmnt/Fee:</b> Yes	<b># of Residences:</b>
<b>Unit#:</b>	<b>Key #:</b> <a href="#">00943340</a>	<b>Living SF (Oth. Res.):</b>
<b>DOR Use Code:</b> 1	<b>Legal Description:</b> SPRING LAKE FORESTRTRACT 22ORB 1355 PGS 1362 & 1364	

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

**Special Info:** **Docs on File:** Sellers Disclosure , Survey **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).