

PREPARED BY



LAUREN ANDREW
TOMMIE DAWSON REALTY

675 Ponce De Leon Blvd.



Brooksville, FL 34601

Email : laurena@tommiedawson.com

Office Ph# : (352) 796-4948

Cell Ph# : (352) 346-4624

Fax Ph# : (352) 796-1948

Single Family
MLS# 2112851 Active

22445 SKYVIEW CIR
Brooksville, FL 34602



LP\$599,000



Property of Hernando County MLS

Subdivision: Spring Lake Forest
Current Zoning: AG
Acres: 6.80
Lot Dim. Approx:
Lot Dim. Source: Tax Roll
Mobile/Manuf Type: N/A
Level/Stories: 2
[Hernando County Tax Link](#)
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: 3/ 2/ 2
Split Plan: Yes **Half Baths:** 2
Carport: None-Carport
Year Built: 2004
Apx Liv SqFt: 3,387
Apx SF Under Rf: 5,119
SF Source: Tax Rolls
LP Per Liv. SF: \$176.85
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 Architect Designed Home on 6.8 Acres. High elevation at 197' provides views that few would expect to find in Florida. Home boasts a gathering room located off of the kitchen, large office directly off master bedroom could be converted into a bedroom or nursery, & formal living room. The many amenities include UV protected double hung windows, large wood burning fireplace, tumbled stone counters, cathedral ceilings, oversized interior doors, 2 hot water heaters, Australian Pine wood floors, & much more. The outside of the home is set up to enjoy the views with a 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

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 , Counters-Stone , Fireplace-Wood , Pantry , Wood Cabinets

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

Pool/Pool Extras:

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

Area/Map Code: 08/ G5 **Utilities:** None

Acreage Info: Over 4 to 9 Acres

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

Road Type:

Water/Sewer: Septic - Private , Well - Private

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

Rear Exposure: **Energy Feat.:**

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

Sec/Twp/Rng: 13/ 23/ 19 **Homestead:** Yes **Greenbelt:** No

Subdiv/Block/Lot: 1227/ 0000/ 0220 **City/Co. Special Assmnt/Fee:** Yes **# of Residences:**

Unit#: **Key #:** [00943340](#) **Living SF (Oth. Res.):**

DOR Use Code: 1 **Legal Description:** SPRING LAKE FORESTRTRACT 22ORB 1355 PGS 1362 & 1364

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

Special Info: **Docs on File:** Sellers Disclosure , Survey **Terms Avail.:** Cash , Conventional

Copyright 2010 Hernando County Association of REALTORS 03/12/2010 02:54 PM

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).