

## PREPARED BY



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**Single Family**  
**MLS# 2118960 Active**

**5207 NEFF LAKE RD**  
**Brooksville, FL 34601**



**LP\$585,000**



Property of Hernando County MLS

**Subdivision:** Unplatted  
**Current Zoning:** AG  
**Acres:** 15.00  
**Lot Dim. Aprox:**  
**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:** Eastside  
**Mid. School:** Parrot  
**High School:** Hernando  
**School Yr-Yr:** 2009-2010  
**Near. Cross St.:**

**Bed/Bath/Gar:** 5/ 3/ None  
**Split Plan:** No **Half Baths:** 0  
**Carport:** 2 Car Carport  
**Year Built:** 1986  
**Apx Liv SqFt:** 3,132  
**Apx SF Under Rf:** 4,744  
**SF Source:** Tax Rolls  
**LP Per Liv. SF:** \$186.78  
**Private Pool:** No  
**Community Pool:** No  
**Fireplace:** Yes  
**Paved Rd:** No  
**Waterfront/Frntge:** No/

**Directions:** Hwy 50 East of Brooksville, turn S on Olympia, turn R onto Neff Lake, follow to mailbox turn right and follow easement to address. Do not approach without appointment.

**Remarks:** Perfect for family gatherings! Sunken living room sets the stage of this dramatic 5 bedroom, 3 bath with workshop, barn, and shed. Handsome wood-burning fireplaces, and terrific curb appeal. Relaxing view of forest. Large lot for all the things you want to do. Energy efficient. Upgraded construction. Fenced and cross fenced with 4 irrigated pastures. Roof replaced 2009, wired for intercom and alarm system, 10x20 balcony off of master suite. Mud Room located off of Laundry Room. Too many amenities to list, please see attachment for details on every room.

**Equip. Appliances:** Ceiling Fan(s) , Central Vacuum , Cooktop-Downdraft , Cooktop-Electric , Dishwasher , Disposal , Dryer , Jetted Tub , Oven-Electric , Refrigerator , Trash Compactor , Washer , Water Softener Owned

**Rooms:** Den/Office , Dining Room Formal , Eat-in Kitchen , Entrance Foyer , Family Room , Inside Laundry Rm , Kitchen , Living Room Formal , Master Bedroom Suite , Mud Room  
**Master BR/BA:** Dual Sinks , Separate Tub/Shower  
**Flooring:** Carpet , Ceramic Tile , Laminate Wood

<b>Living Rm:</b> 19 X 14	<b>MBR:</b> 33 X 14	<b>Den/Office:</b> 14 X 14	<b>Scrn Porch:</b>
<b>Great Rm:</b>	<b>BR 2:</b> 14 X 10	<b>Loft:</b>	<b>Lanai:</b>
<b>Dining Rm:</b> 13 X 14	<b>BR 3:</b> 14 X 12	<b>Media/Game:</b>	<b>Florida:</b>
<b>Kitchen:</b> 24 X 14	<b>BR 4:</b> 14 X 10	<b>Bonus Rm:</b>	<b>Garage:</b>
<b>Family Rm:</b> 15 X 13	<b>BR 5:</b> 14 X 11	<b>Bfast Nook:</b>	<b>Workshop:</b>

**Int. Features:** Blinds

**Construction:** Foundation-Slab , Frame  
**Garage/Prkg:** Detached , Drive-Circular , Drive-Unpaved , Parking Pad , Workshop  
**New Const./Type:** No/  
**Style:** Other-See Remarks  
**Builder Name:**  
**Roof:** Asphalt/Fiberglass Shgl  
**Builder Model:**  
**Fence:** Barbed , Electric , Wire

**Pool/Pool Extras:**

**Ext. Features:** Balcony , Barn/Stalls , Door-Sliding Glass , Outdoor Lighting , Pole Barn , Shed/Utility Bldg , Window-Dbl Hung , Workshop

**Area/Map Code:** 08/ F5  
**Utilities:** DSL Available , High Speed Internet Av.

**Acreage Info:** Over 9 to 20 Acres

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

**Road Type:**  
**Water/Sewer:** Septic - Private , Well - Private  
**Lot Description:**  
**Heat/Cool:** Cool-Central Electric , Heat-Central Electric  
**Rear Exposure:**  
**Energy Feat.:** Attic Fan , Extra Insulation , Programmable Thermostat , Ridge Vents

**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:**

<b>Sec/Twp/Rng:</b> 8/ 23/ 20	<b>Homestead:</b> Yes	<b>Greenbelt:</b> Yes
<b>Subdiv/Block/Lot:</b> 0/ 0130/ 0010	<b>City/Co. Special Assmnt/Fee:</b> Yes	<b># of Residences:</b>
<b>Unit#:</b>	<b>Key #:</b> 00991635	<b>Living SF (Oth. Res.):</b>
<b>DOR Use Code:</b> 60	<b>Legal Description:</b>	N3/4 OF E1/2 OF NW1/4 OF NE1/4& N50 FT OF NE1/4 OF NE1/4 ASDES IN ORB 525 PG 1929 ANDTOGETHER WITH AN EASEMENT OVERTHE N15 FT OF W1277.85 FT OF E1302.85 FT OF S511 FT OF

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

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

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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).