

PREPARED BY



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Single Family
MLS# 2114723 Active

6431 GRIFFIN RD
Brooksville, FL 34601



LP\$365,000



Property of Hernando County MLS

Subdivision: Unplatted
Current Zoning: AG
Acres: 6.69
Lot Dim. Aprox:
Lot Dim. Source: Tax Roll
Mobile/Manuf Type: N/A
Level/Stories: 3+
[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/ 3/ 2
Split Plan: Yes **Half Baths:** 0
Carport: None-Carport
Year Built: 1985
Apx Liv SqFt: 2,978
Apx SF Under Rf: 5,622
SF Source: Tax Rolls
LP Per Liv. SF: \$122.57
Private Pool: Yes
Community Pool: No
Fireplace: Yes
Paved Rd: Yes
Waterfront/Frntge: Yes/ 200

Directions: From the intersection of US HWY 41 and SR50 go East on SR50, turn Right (South) on Griffin Rd, property is on the right (West) side of the road

Remarks: Lakefront 3/3 Home. Very spacious 4 story with Lap Pool and Wood Burning Fireplace. Kitchen with large pantry organizer, foot operated prep sink, breakfast nook. Formal Dining Room. Large living room with cathedral ceilings. Cedar Lined master closets. Lots of Storage space, easy access attic and large basement. Cabana Style deck area looks over the lake. Large bonus room on the 4th floor and game room in the basement. Separate work shop and shed, fully fenced. Please see the virtual tour for additional photos of the home and grounds. Lake is on the 6.69 acres, 2.74 acres is uplands.

Equip. Appliances: Central Vacuum , Cooktop-Electric , Disposal , Microwave , Oven-Double , Oven-Electric , Range Hood , Refrigerator

Rooms: Basement , Bonus , Breakfast Nook , Dining Room Formal , **Master BR/BA:** Dual Sinks , Shower Only
 Eat-in Kitchen , Entrance Foyer , Kitchen , Master Bedroom Suite
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: Ceiling-Cathedral , Fireplace-Wood , Kitchen Isle , Laundry Closet , Pantry , Plant Shelves , Wood Burning Stove

Construction: Frame	Garage/Prkg: Attached , Drive-Circular , Drive-Paved , Oversized , Storage
New Const./Type: No/	Style: Other-See Remarks
Builder Name:	Roof: Asphalt/Fiberglass Shgl
Builder Model:	Fence: Wire

Pool/Pool Extras: Concrete/Gunite , In Ground Pool , Lap

Ext. Features: Balcony , Entry-Multi Level , Front Porch , Landscaped , Patio-Screened , Pond , Shed/Utility Bldg

Area/Map Code: 08/ F5 **Utilities:** Other-See Remarks

Acreage Info: Over 4 to 9 Acres

Lot SqFt: **Addl Acreage:** No **Waterfront:**Lake Access , Lake Frontage

Road Type: **Water/Sewer:** Septic - Private , Well - Private

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: 36/ 22/ 19	Homestead: Yes	Greenbelt: No
Subdiv/Block/Lot: 0/ 0030/ 0030	City/Co. Special Assmnt/Fee: Yes	# of Residences:
Unit#:	Key #: 01012790	Living SF (Oth. Res.):
DOR Use Code: 1	Legal Description: Call Office	

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

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