

PREPARED BY



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Single Family
MLS# 2115046 Active

815 Laurelridge Court
Brooksville, FL 34601



(12)

LP\$169,900



Property of Hernando County MLS

Subdivision: Laurel Oaks Subdivision
Current Zoning: R1B
Acres: .29
Lot Dim. Aprox: 75x169
Lot Dim. Source: Measured
Mobile/Manuf Type: N/A
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: 2009-2010
Near. Cross St.:

Bed/Bath/Gar: 3/ 2/ 2
Split Plan: Yes **Half Baths:** 0
Carport: None-Carport
Year Built: 2007
Apx Liv SqFt: 1,746
Apx SF Under Rf: 2,350
SF Source: Owner
LP Per Liv. SF: \$97.31
Private Pool: No
Community Pool: No
Fireplace: No
Paved Rd: Yes
Waterfront/Frntge: No/

Directions: From the Int of Main & Jefferson go N on Main (Main becomes Howell), turn W (L) on North Ave, turn N (R) on Hammock, turn E (R) on Underwood, turn S (R) on Laurelridge

Remarks: 2007 Built 3/2 Home with fenced backyard near downtown Brooksville. Beautifully landscaped and immaculately maintained. Must See.

Equip. Appliances: Dishwasher

Rooms: Breakfast Nook , Great Room , Master Bedroom Suite **Master BR/BA:** Dual Sinks , Garden Tub , Separate Tub/Shower , Walk-In Closet(s)
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:	Bfst Nook:	Workshop:

Int. Features: Blinds , Ceiling-Cathedral

Construction: Concrete Block , Stucco **Garage/Prkg:** Attached
New Const./Type: No/ **Style:** Contemporary
Builder Name: **Roof:** Asphalt/Fiberglass Shgl
Builder Model: **Fence:** Wood

Pool/Pool Extras:

Ext. Features: Patio-Screened

Area/Map Code: 06/ J4 **Utilities:** Cable Available , DSL Available

Acreage Info: Over 1/4 to 1/2 Acres

Lot SqFt: 12713 **Addl Acreage:** No **Waterfront:**

Road Type:

Lot Description: **Water/Sewer:** Sewer - City , Water - City

Rear Exposure: **Heat/Cool:** Cool-Central Electric , Heat-Central Electric

Complex Name: **Energy Feat.:**

HOA/COA: No **HOA/COA Fees:** \$ **Condo Unit:** **Comm. Restrict.:**

HOA/COA Sched.: **Mthly Maint. Fee:** \$ **CDD:** No **CDD Fees:** \$

Condo/HOA/CDD Fee Incl.:

Community Amenities:

Sec/Twp/Rng: 15/ 22/ 19 **Homestead:** Yes **Greenbelt:** No

Subdiv/Block/Lot: 2651/ 0000/ 0320 **City/Co. Special Assmnt/Fee:** Yes **# of Residences:**

Unit#: **Key #:** [01271135](#) **Living SF (Oth. Res.):**

DOR Use Code: 1 **Legal Description:** LAUREL OAKS SUBDIVISION LOT 32

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).