

\$500,000 - 4294 Brittany Lane, BROOKSVILLE

MLS® #T3553025

\$500,000

Bedroom, Bathroom,
Land on 10.00 Acres

N/A, BROOKSVILLE, FL

HIGH AND DRY!!! NO FLOODING! Barn roof
rated to withstand 180 MPH winds!!!!

Welcome to this stunning 10 acre horse farm (additional 10 acre parcel also available), a true equestrian paradise! Nestled on rolling property with breathtaking views, this property offers the perfect blend of serenity and functionality. This turn-key equestrian facility is an ideal fit for the avid horse lover or a full-time horse trainer. With amazing views every way you look, a 200+â€™ deep well and impact fees already paid, this property is a gem. Completely perimeter fenced with no climb and polymer top rail, it boasts its own improved Tifton hay field, giving you green belt privileges. Built in 2019, the property has a metal and wood barn with 8 12x12 stalls (each with its own "run out"), 2 12x12 wash areas, bathroom with washer/dryer hookups and set up for a shower, a tack room, feed room and ample area for dry storage. The 16â€™ wide, concrete center aisle keeps it cool all year long. The second story hosts an oversized lounge and separate office/bedroom, with bathroom and kitchen facilities, as well as a cute porch for viewing and relaxing. The 100â€™ x 220â€™ sand/clay arena is irrigated and on a timer. Round it all out with 12x36â€™ covered trailer parking, multiple RV hookups, this property has everything a horse person could ask for. Imagine waking up to the picturesque views of your horses grazing in the morning mist, or taking a peaceful ride



through the expansive property. This is country living at its finest! Located in a gorgeous and convenient location in beautiful Brooksville, this horse farm offers the best of both worlds - a tranquil retreat and convenient access to the interstate. Equidistant to Florida Horse Park and the Florida State Fairgrounds (46 miles to each), plus just 59 miles to the World Equestrian Center AND 3.5 miles to Fannin Hill for local horse shows, your desire to train and show is easily fulfilled. Again " impact fees have been paid ready for you to unlock the potential of this land saving you time and money on your future home build. SELLER FINANCING IS AVAILABLE!!!! Additional 10 acre lot also available (see MLS T3553032). NOTE -The road is long and sandy and the price reflects the fact that this isn't on a paved road....priced WELL below appraised value and market value to accomodate the dirt road.

Essential Information

MLS® #	T3553025
Price	\$500,000
Sold Price	\$500,000
Sold Date	February 21st, 2025
Acres	10.00
Type	Land
Sub-Type	Land
Status	Sold

Community Information

Address	4294 Brittany Lane
Area	Brooksville
Subdivision	N/A
City	BROOKSVILLE
County	Hernando
State	FL
Zip Code	34602

Exterior

Lot Description Buildable, Cleared, Farm, Greenbelt, Gentle Sloping, Pasture, Rolling Slope, Street Dead-End, Zoned for Horses

School Information

Elementary Eastside Elementary School
Middle D.S. Parrot Middle
High Hernando High

Additional Information

Date Listed September 1st, 2024
Days on Market 337
Zoning AR

Listing Details

Listing Office COMPASS FLORIDA, LLC

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