

\$285,000 - 604 Kinnear Drive, BROOKSVILLE

MLS® #TB8397980

\$285,000

3 Bedroom, 2.00 Bathroom, 1,159 sqft

Residential on 0.21 Acres

GRUBBS TERRACE, BROOKSVILLE, FL

NEWER CONSTRUCTION, NO HOA, NO CDD FEES This beautifully maintained 2022 home, nestled in an established neighborhood, offers the best of both worlds—modern construction without the burden of HOA or CDD fees. Featuring 3 bedrooms, 2 bathrooms, and a 2-car garage, this home is designed for comfort and convenience. Curb appeal abounds with a paver driveway and walkway, a sleek modern garage door, a welcoming covered porch, fresh mulch, and lush landscaping. Inside, you'll find stylish finishes throughout, including luxury vinyl plank flooring (NO carpet), neutral paint tones, and granite countertops in both the kitchen and bathrooms. The open-concept floor plan is ideal for daily living and entertaining, with a spacious kitchen that boasts stainless steel appliances, white shaker cabinetry, a pantry, and a window above the sink offering views of the serene backyard greenery. The primary suite is generously sized, with a walk-in closet for added convenience. Both bathrooms are designed to impress, featuring stunning tile work, intricate inlays in the showers, and sleek glass-panel shower doors for an elegant touch. The large yard offers endless possibilities—plenty of room for a pool, lanai, firepit, or even RV parking! Located just 1/2 mile from Downtown Brooksville, you™ll enjoy easy access to a vibrant, walkable district with locally-owned shops, restaurants, historic buildings, and popular events like the Downtown Street



Market, Moonlight Movies, and more. Plus, youâ€™re less than 30 minutes from Weeki Wachee Springs, 1 hour from Tampa International Airport, and within 1.5 hours of Orlandoâ€™s theme parks and the beaches of Clearwater, Howard Park, and Honeymoon Island.

Built in 2022

Essential Information

MLS® #	TB8397980
Price	\$285,000
Sold Price	\$289,000
Sold Date	September 12th, 2025
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,159
Acres	0.21
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	604 Kinnear Drive
Area	Brooksville
Subdivision	GRUBBS TERRACE
City	BROOKSVILLE
County	Hernando
State	FL
Zip Code	34601-1938

Amenities

# of Garages	2
--------------	---

Interior

Interior Features	Ceiling Fan(s), Open Floorplan, Split Bedroom, Walk-In Closet(s)
-------------------	--

Appliances	Dishwasher, Range, Refrigerator
Heating	Electric
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Other
Roof	Shingle
Foundation	Block

School Information

Elementary	Brooksville Elementary
Middle	D.S. Parrot Middle
High	Hernando High

Additional Information

Date Listed	June 18th, 2025
Days on Market	56
Zoning	01

Listing Details

Listing Office	COLDWELL BANKER REALTY
----------------	------------------------

All listing information is deemed reliable but not guaranteed and should be independently verified through personal inspection by appropriate professionals. Listings displayed on this website may be subject to prior sale or removal from sale; availability of any listing should always be independently verified. Listing information is provided for consumer personal, non-commercial use, solely to identify potential properties for potential purchase; all other use is strictly prohibited and may violate relevant federal and state law. Listing data comes from My Florida Regional MLS DBA Stellar MLS.

Listing information last updated on October 25th, 2025 at 1:54am EDT