

# \$339,900 - 13187 Montour Street, BROOKSVILLE

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MLS® #W7869051

**\$339,900**

3 Bedroom, 1.00 Bathroom, 1,104 sqft

Residential on 2.40 Acres

POTTERFIELD                  GARDEN                  AC,  
BROOKSVILLE, FL

Welcome to this beautifully renovated 3-bedroom home in Brooksville, FL, situated on a generous 2.4-acre lot zoned for agricultural use. This property offers over 1,100 square feet of living space, with a total of 1,588 square feet under roof. The roof and AC were replaced in 2019, ensuring comfort and peace of mind for years to come. In 2023, the house underwent a complete remodel, further enhancing its charm and appeal. As you enter the home, you'll be welcomed by a spacious living room filled with natural light, featuring 24" ceramic tile throughout. A large passthrough opens into the fully renovated kitchen, which boasts beautiful cabinetry, stainless steel appliances, and granite countertops. Adjacent to the kitchen is a sizable dining area, perfect for family gatherings. The three bedrooms are generously sized, each with large windows that let in plenty of natural light. Outside, a spacious covered porch provides a peaceful space to enjoy the views of your cleared 2.4-acre lot, perfect for accommodating horses, chickens, or other homestead dreams. Off to the side of the porch, you'll find a practical outdoor laundry room and additional storage space. Upgraded electrical panels, both inside and out, ensure safety and efficiency. A standout feature of this property is the absence of HOA or CDD fees, offering you greater freedom. Whether you're looking for a family home, a serene retirement retreat,



or a solid investment opportunity, this Brooksville gem is not to be missed.

Built in 1968

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | W7869051                |
| Price          | \$339,900               |
| Sold Price     | \$330,000               |
| Sold Date      | March 17th, 2025        |
| Bedrooms       | 3                       |
| Bathrooms      | 1.00                    |
| Full Baths     | 1                       |
| Square Footage | 1,104                   |
| Acres          | 2.40                    |
| Year Built     | 1968                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Sold                    |

**Community Information**

|             |                                      |
|-------------|--------------------------------------|
| Address     | 13187 Montour Street                 |
| Area        | Brooksville/Spring Hill/Weeki Wachee |
| Subdivision | POTTERFIELD GARDEN AC                |
| City        | BROOKSVILLE                          |
| County      | Hernando                             |
| State       | FL                                   |
| Zip Code    | 34613-4871                           |

**Interior**

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Solid Wood Cabinets, Split Bedroom, Stone Counters |
| Appliances        | Dishwasher, Range, Refrigerator                                    |
| Heating           | Central, Electric                                                  |
| Cooling           | Central Air                                                        |

**Exterior**

|                   |                  |
|-------------------|------------------|
| Exterior Features | Lighting         |
| Roof              | Metal            |
| Foundation        | Pillar/Post/Pier |

## **Additional Information**

Date Listed            October 18th, 2024

Days on Market      223

## **Listing Details**

Listing Office            1% LISTS CENTRAL FLORIDA

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