

\$545,000 - 22155 Garmisch Way, BROOKSVILLE

MLS® #W7869377

\$545,000

3 Bedroom, 2.00 Bathroom, 2,263 sqft

Residential on 2.62 Acres

GARMISCH HILLS, BROOKSVILLE, FL

Amazing opportunities with this beautiful home that sits on 2.6-acre with spring fed stocked pond with a brand-new dock. Get creative while living here and redesign with your own modifications and with the updates you've been dreaming of. This 3 bedroom, 2 bath, 2 car garage features an additional detached 2 car garage equipped with electric and a workshop. As you approach, the stunning brick-faced, newly painted home will immediately catch your attention. You will be greeted with a gorgeous, landscaped front yard with majestic oak trees, and an expansive driveway with plenty of room for parking. Step in through the double door tile entrance and you will be greeted with a warm and inviting living/dining combo with cathedral ceilings, brand new chandelier, and a brick-faced wood burning fireplace to keep warm & cozy on those cool winter evenings. The eat-in kitchen features ample space for all your cooking needs, newer stainless-steel appliances, and has an extended counter/bar for extra seating. A convenient split bedroom plan includes a huge ensuite with an attached office/nursery and has a walk-in closet. Inside the master bath you'll find dual sinks, a garden tub, a separate walk-in tile shower, and another walk-in closet. The second and third bedrooms are spacious, sharing the second bathroom. The dedicated laundry room with a utility sink includes cabinets and shelving. Step out back to the screen-enclosed lanai to enjoy your morning coffee or to enjoy the stunning view of



all the wildlife that comes to visit to include a family of Deer, Owls, Egret, Sandhill cranes, and turtles. Take a small walk to your own private spring fed fully stocked pond for some fishing time. Enjoy a peaceful evening out back with rolling hill views overlooking the pond and beautiful, majestic landscaping creating a serene, park-like setting where you can enjoy an evening by the fire with your built-in fire pit. The pond has NEVER had any alligators and has a brand new 7x14 floating dock with a 10 ft ramp. The 2 car detached garage features an insulated garage door, new window AC, transfer switch (ONLY) for a generator for the house, lots of outlets, shelving, and cabinets. Other amazing features include AC 2022, Roof 2009 with plenty of life left, new well pump, new decorative cross fencing, 30-amp service with RV hook-up, flood lights, new interior paint, new flooring in master bedroom and bathroom, newer light fixtures and fans. Septic just pumped. NO HOA & NO CDD FEES! Zoned AG. Lots of shopping and favorite local dining options nearby. Minutes from the famous Weeki Wachee live mermaids, Pine Island Park and Roger's Park for fun on the water. Close to the Suncoast parkway for quick access to the airport, Tampa, Clearwater and St. Pete Beaches (Ranked in the top 5 Beaches in the US), also close to the famous Tarpon Springs Sponge Docks. Enjoy everything Tampa Bay has to offer from the new Downtown Riverwalk, TOP US BEACHES, boating, fishing, golfing, cultural entertainment, and museums...and of course beautiful year-round weather!

Built in 1991

Essential Information

MLS® #	W7869377
Price	\$545,000

Sold Price	\$545,000
Sold Date	January 24th, 2025
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,263
Acres	2.62
Year Built	1991
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	22155 Garmisch Way
Area	Brooksville
Subdivision	GARMISCH HILLS
City	BROOKSVILLE
County	Hernando
State	FL
Zip Code	34601-5707

Amenities

Parking	Garage Door Opener, Other, Oversized, RV Parking, Workshop in Garage
# of Garages	4
View	Water

Interior

Interior Features	Cathedral Ceiling(s), Ceiling Fan(s), Eating Space In Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Skylight(s), Split Bedroom, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Range, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1

Exterior

Exterior Features	Rain Gutters
Roof	Shingle
Foundation	Slab

Additional Information

Date Listed	October 26th, 2024
Days on Market	324
Zoning	AR

Listing Details

Listing Office	RE/MAX MARKETING SPECIALISTS
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Listing information last updated on October 24th, 2025 at 10:54pm EDT