

\$489,900 - 13289 Joy Path, BROOKSVILLE

MLS® #W7872570

\$489,900

4 Bedroom, 3.00 Bathroom, 3,001 sqft

Residential on 3.50 Acres

ACREAGE & UNREC, BROOKSVILLE, FL

Welcome to your dream country retreat! Seller financing is offered to qualified buyers for this amazing home. This gorgeous four-bedroom, three-bathroom home with a two car garage boasts an impressive 3,001 square feet of thoughtfully designed living space, all nestled on a picturesque 3.5 acres zoned Agricultural with no deed restrictions. The exterior of the home features charming cedar siding, creating a warm and inviting atmosphere that blends beautifully with the surrounding landscape. As you step inside, you'll immediately notice the stunning waterproof luxury vinyl plank flooring that flows throughout the home, accentuated by fresh interior and exterior paint. The new 30-year three-dimensional shingle roof, installed in 2023, adds peace of mind and a touch of modern elegance. A new hot water heater (2024) and a newer AC unit (installed in 2019) ensure comfort and convenience year-round. The heart of the home is the expansive great room, where soaring cathedral ceilings create an airy ambiance. Gather around the impressive wood-burning fireplace, perfect for cozy evenings with family and friends. Sliding glass doors lead to a large, relaxing screened-in porch, providing a tranquil space to enjoy your morning coffee or unwind with a glass of wine after a busy day, all while overlooking your private backyard oasis. Your culinary dreams will come true in the beautifully remodeled kitchen, featuring an abundance of exquisite white cabinets, stunning granite countertops, and brand new



high-end stainless steel appliances. The convenient breakfast bar and spacious kitchen island make it an ideal space for entertaining, while the bright eat-in kitchen area, adorned with numerous windows, offers captivating views of the lush backyard. The home includes a large inside laundry room complete with a utility sink and cabinets, ensuring practicality in daily chores. The master bedroom is a true sanctuary, boasting two expansive walk-in closets and an en-suite bathroom that features a linen closet, stylish new vanity, a newer toilet, and a step-in shower. Bedrooms two and three are generously sized, each with ample closet space and new fan/light fixtures for added comfort. The fourth bedroom, located on the second floor, features its own large walk-in closet and a full bathroom, complete with a lovely new vanity, mirror and a step-in shower making it perfect for guests or as a private suite. The property also includes an oversized two-car garage, providing ample storage and parking space. As an added bonus, a charming separate "studio" guest house awaits with 622 sq. ft. complete with a mini-split AC for comfort and a brand new roof (2023) featuring 30-year three-dimensional shingles. This "studio" guest house is fully equipped with a beautiful kitchen with new cabinets, granite counter-tops and stainless steel appliances, along with a new water heater (installed in 2024) and a full bathroom with a step-in shower. For those with hobbies or storage needs, a barn with 727 sq feet of space and a new 30-year three-dimensional shingle roof offers versatile options—whether as a workshop or additional storage space. There are RV hook-ups on this property as well. This unique property is situated in a serene and quiet country setting, yet remains conveniently close to the charming town of Brooksville, offering the perfect blend of rural tranquility and modern amenities. Don't miss your chance to own this stunning country

home that truly has it all!

Built in 1982

Essential Information

MLS® #	W7872570
Price	\$489,900
Sold Price	\$489,900
Sold Date	June 17th, 2025
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,001
Acres	3.50
Year Built	1982
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Sold

Community Information

Address	13289 Joy Path
Area	Brooksville
Subdivision	ACREAGE & UNREC
City	BROOKSVILLE
County	Hernando
State	FL
Zip Code	34601-8622

Amenities

Parking	Circular Driveway, Garage Door Opener, Open
# of Garages	2
View	Trees/Woods

Interior

Interior Features	Built-in Features, Cathedral Ceiling(s), Ceiling Fan(s), Crown Molding, Eating Space In Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Stone Counters, Walk-In Closet(s)
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Appliances	Cooktop, Dishwasher, Disposal, Electric Water Heater, Exhaust Fan, Range, Range Hood, Refrigerator
Heating	Central
Cooling	Central Air, Mini-Split Unit(s)
Fireplace	Yes
Fireplaces	Living Room, Wood Burning
# of Stories	2

Exterior

Exterior Features	Sliding Doors, Storage
Lot Description	Cul-De-Sac, FloodZone, In County, Landscaped, Pasture, Zoned for Horses
Roof	Shingle
Foundation	Crawlspace

School Information

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

Additional Information

Date Listed	February 26th, 2025
Days on Market	183
Zoning	AG

Listing Details

Listing Office	KW REALTY ELITE PARTNERS
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