

\$372,500 - 13180 Montour Street, BROOKSVILLE

MLS® #W7876780

\$372,500

3 Bedroom, 2.00 Bathroom, 1,619 sqft

Residential on 2.40 Acres

POTTERFIELD GARDEN AC,
BROOKSVILLE, FL



Are you seeking a unique blend of rural tranquility and convenient access to amenities? This 3 bedroom 2 bath CONCRETE BLOCK home on 2.4 Acres zoned AR2, in a great location, offers an appealing lifestyle. This BEAUTIFUL PROPERTY offers privacy and room to pursue agricultural activities, or simply enjoy the peace and quiet of the countryside. Don't let the age of this well-maintained home fool you. It boasts numerous recent updates, including a NEW ROOF on the house (2016) and a NEW ROOF on the detached garage (2018), ensuring durability and peace of mind. Additional modern upgrades include a NEW A/C (2022), NEW BREAKER BOX on both the house and garage (2022), a NEW HOT WATER HEATER (2022), and a NEW WELL PUMP (2024), adding value and functionality. Step inside to an inviting open floor plan with a desirable split bedroom design, providing comfort and privacy. The kitchen is a cooks delight, featuring a breakfast bar, gleaming granite countertops, and abundant storage in the attractive maple cabinets. Relax by the wood-burning fireplace with decorative stone in the spacious living room. The home features a mix of laminate wood flooring, ceramic tile, and carpet, providing warmth and style. Energy efficiency and storm protection are enhanced by double-pane tinted windows, which also help keep your electric bills affordable. Hurricane panels are also included

for your peace of mind during stormy weather. Enjoy the beautiful property views from the 15x13 screened-in back porch, perfect for relaxing and entertaining. The back yard offers quality chain-link fencing, ideal for your furry companions to roam freely. The perimeter of the property is partially fenced. This property is complete with a 2-car attached garage offering laundry area and ample storage, plus a spacious DETACHED 26x20 one-car garage with a dedicated workshop, perfect for projects or extra storage. Experience the best of both worlds - country living with easy access to city conveniences + Suncoast Parkway just minutes away making an easy commute to Tampa. You'll enjoy paved roads and the availability of Spectrum high-speed internet, making this the ideal location for modern living in a tranquil setting. Call today to schedule your private tour.

Built in 1979

Essential Information

MLS® #	W7876780
Price	\$372,500
Sold Price	\$355,000
Sold Date	July 25th, 2025
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,619
Acres	2.40
Year Built	1979
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	13180 Montour Street
Area	Brooksville/Spring Hill/Weeki Wachee

Subdivision	POTTERFIELD GARDEN AC
City	BROOKSVILLE
County	Hernando
State	FL
Zip Code	34613-4872

Amenities

# of Garages	3
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Interior

Interior Features	Ceiling Fan(s), Living Room/Dining Room Combo, Open Floorplan, Split Bedroom, Stone Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Water Heater, Ice Maker, Microwave, Range, Refrigerator, Washer
Heating	Central, Electric
Cooling	Central Air
Fireplace	Yes
Fireplaces	Wood Burning
# of Stories	1

Exterior

Exterior Features	Rain Gutters, Storage
Roof	Shingle
Foundation	Slab

School Information

Elementary	Pine Grove Elementary School
Middle	West Hernando Middle School
High	Central High School

Additional Information

Date Listed	June 25th, 2025
Days on Market	79
Zoning	AR2

Listing Details

Listing Office	SOUTHERN COAST TO COUNTRY RLTY
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