

# **\$362,500 - 13345 Convent Garden Road, BROOKSVILLE**

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MLS® #W7876568

**\$362,500**

3 Bedroom, 2.00 Bathroom, 2,020 sqft

Residential on 1.30 Acres

HEXAM HEIGHTS, BROOKSVILLE, FL

Price Reduced, Seller is Motivated! Welcome to your charming country escape! This spacious 3-bedroom, 2-bath ranch-style home offers classic farmhouse charm on 1.30 acres of agriculturally zoned land (AR2) — perfect for those looking to bring farm animals or enjoy more open space. With over 2,020 sq ft of living area, there’s room for the whole family, including an oversized family room that could serve as a 4th bedroom, home office, or den. Step inside to find a cozy stone wood-burning fireplace, laminate and vinyl flooring throughout (no carpet!), and a gas tankless water heater and gas stove for energy efficiency. Enjoy the convenience of indoor laundry with a utility sink and plenty of storage. Outdoors, relax by the in-ground swimming pool, which features a brand-new screens for the enclosure and pool filter. The property also includes a detached 1-car garage and workshop (468 sq ft) equipped with electric and water — ideal for hobbies, storage, or farm equipment. Recent updates include: 2015 Metal Roof, 2010 AC (well-maintained) and new fence post. Located outside of a flood zone, this home offers not only space and charm but unique opportunities — it's less than 10 minutes from the Flamingo One Loft Race, making it a rare gem for those interested in raising or racing pigeons! Close to shopping, hospitals, restaurants and the famous Weeki Wachee Springs State Park home to our mermaids.



Built in 1990

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | W7876568                |
| Price          | \$362,500               |
| Sold Price     | \$342,000               |
| Date Sold      | October 27th, 2025      |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 2,020                   |
| Acres          | 1.30                    |
| Year Built     | 1990                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Ranch                   |
| Status         | Sold                    |

**Community Information**

|             |                                      |
|-------------|--------------------------------------|
| Address     | 13345 Convent Garden Road            |
| Area        | Brooksville/Spring Hill/Weeki Wachee |
| Subdivision | HEXAM HEIGHTS                        |
| City        | BROOKSVILLE                          |
| County      | Hernando                             |
| State       | FL                                   |
| Zip Code    | 34613                                |

**Amenities**

|              |                                       |
|--------------|---------------------------------------|
| Parking      | Covered, Driveway, Workshop in Garage |
| # of Garages | 1                                     |
| View         | Trees/Woods                           |
| Has Pool     | Yes                                   |

**Interior**

|                   |                                                                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Other, Primary Bedroom Main Floor, Split Bedroom, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Other, Range, Refrigerator, Tankless Water Heater, Washer                                                                                       |

|            |                            |
|------------|----------------------------|
| Heating    | Central, Other             |
| Cooling    | Central Air                |
| Fireplace  | Yes                        |
| Fireplaces | Other, Stone, Wood Burning |

## Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Other, Private Mailbox, Sliding Doors     |
| Lot Description   | Cleared, In County, Level, Pasture, Paved |
| Roof              | Metal, Other                              |
| Foundation        | Block, Slab                               |

## School Information

|            |                              |
|------------|------------------------------|
| Elementary | Pine Grove Elementary School |
| Middle     | West Hernando Middle School  |
| High       | Weeki Wachee High School     |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 97              |
| Zoning         | AR2             |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | TROPIC SHORES REALTY LLC |
|----------------|--------------------------|

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