

**27255 Hickory Hill Road**

**Brooksville, Florida**

**Property Summary**

A custom **6,700 sq ft** residence designed for both comfort and grand-scale entertaining.

- **5 bedrooms**, including **three suite-style bedrooms**
- **5.5 bathrooms**
- **Large office** suitable for executive use
- **Expansive living room, sitting room, and great room with full bar**
- **Three fireplaces**
- **2,500 sq ft two-story wraparound deck** covering three sides of the home
- **Pool deck with hot tub**
- **Three-sided outdoor living orientation** ideal for views and airflow

The home sits on a prime portion of the acreage, offering privacy and panoramic natural surroundings.

## **Garages & Specialty Structures**

### **Eight-Car Garage with Paint Booth**

A rare automotive-ready facility featuring:

- Capacity for **8 vehicles**
- **Integrated paint booth**
- Ideal for collectors, restorers, or commercial vehicle operations

### **4,800 sq ft High-Bay Building**

- **20-foot interior height**
- **Two oversized overhead doors**
- Suitable for RV storage, equipment, manufacturing, or warehouse use

### **24,500 sq ft Commercial-Grade Building**

A major asset built approximately **12 years ago**, offering:

- **16-foot eaves**
- **140 MPH wind rating**
- Clear-span interior suitable for industrial, storage, logistics, or event use
- One of the largest privately owned structures of its type in the region

## Equestrian Features

- **Small horse stable**
- Ample acreage for paddocks, riding areas, or expansion

## Environmental & Survey Work

All major due-diligence items have been completed:

- **Wetlands Jurisdictional Delineation**
- **Protective Wildlife Species Survey**
- **Full property survey**

These significantly reduce development risk and accelerate permitting or subdivision processes.

## Subdivision Potential

The property can be subdivided into **five total parcels**, including:

1. **Primary Estate Parcel**
  - Main house
  - Eight-car garage with paint booth
  - Horse stable
  - 4,800 sq ft high-bay building
2. **Commercial/Industrial Parcel**
  - 24,500 sq ft wind-rated building
3. **Three Additional Residential Lots**
  - Suitable for new homes, guest estates, or resale

This subdivision layout creates a blend of luxury residential, agricultural, and commercial-use opportunities—rare for a single contiguous property.

## Summary

This 24-acre Brooksville estate is a unique combination of luxury living, large-scale storage and industrial capability, equestrian potential, and development flexibility. With nearly **36,000 sq ft of enclosed structures**, completed environmental studies, and multiple subdivision paths, the property is ideal for:

- Private estate ownership
- Multi-family compound creation
- Agricultural operations
- Investment and resale of subdivided parcels

