

# Unit 2642 Oleander Lakes Dr - Edgewater at Lake Brandon

2642 Oleander Lakes Dr - 2406-2654 Edgewater Falls, Brandon, FL, Hillsborough 33511

## Unit Information

MLS Number: T3491749  
 Status: ACTIVE  
 Size: 1,665 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces:  
 View:  
 List Price: \$295,000  
 List PPSF: \$177  
 Valuated Price: \$304,000  
 Valuated PPSF: \$183

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

## Building Information

Number of units: 226  
 Number of active listings for rent: 0  
 Number of active listings for sale: 4  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

## Building Association Information

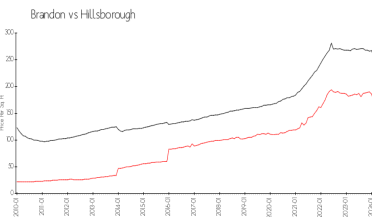
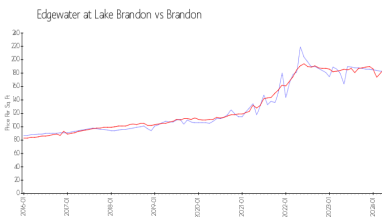
Edgewater @ Lake Brandon  
 Homeowners Association, Inc  
 554 Krycul Avenue  
 Riverview, FL 33578  
 Phone: (813) 349-6552

<http://www.edgewateratlakebrandon.com/edgewater/home.asp>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,473 sq ft	Apr 2024	\$289,900	\$197
	1,473 sq ft	Dec 2023	\$290,000	\$197
	1,473 sq ft	Nov 2023	\$285,000	\$193
	1,362 sq ft	Oct 2023	\$307,000	\$225
	1,362 sq ft	Sep 2023	\$275,000	\$202

## Market Information



Edgewater at Lake Brandon:	\$183/sq. ft.	Brandon:	\$186/sq. ft.
Brandon:	\$186/sq. ft.	Hillsborough:	\$251/sq. ft.



## Inventory for Sale

Edgewater at Lake Brandon	2%
Brandon	1%
Hillsborough	2%

## Avg. Time to Close Over Last 12 Months

Edgewater at Lake Brandon	27 days
Brandon	34 days
Hillsborough	44 days