

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

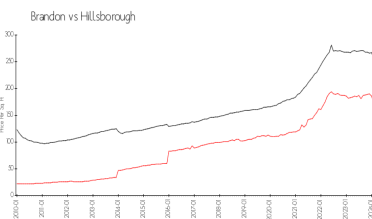
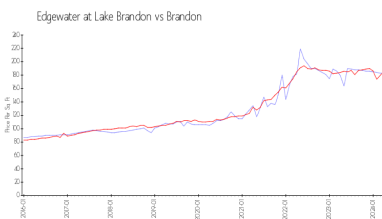
Edgewater @ Lake Brandon
 Homeowners Association, Inc
 554 Krycul Avenue
 Riverview, FL 33578
 Phone: (813) 349-6552

<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