

# Unit 2403 Hibiscus Bay Ln - Edgewater at Lake Brandon

2403 Hibiscus Bay Ln - 2406-2654 Edgewater Falls, Brandon, FL, Hillsborough 33511

## Unit Information

MLS Number:	T3521840
Status:	ACTIVE
Size:	1,473 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	
View:	
Rental Price:	\$1,950
List PPSF:	\$1
Valuated Price:	\$269,000
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

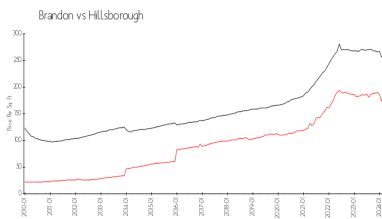
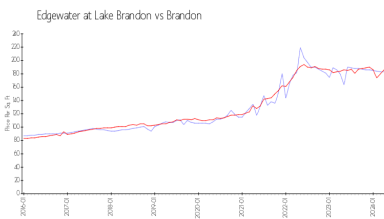
Number of units:	226
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	1%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

## 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>

## 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
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Brandon  
Hillsborough

34 days  
44 days