

Unit 2438 Hibiscus Bay Ln - Edgewater at Lake Brandon

2438 Hibiscus Bay Ln - 2406-2654 Edgewater Falls, Brandon, FL, Hillsborough 33511

Unit Information

MLS Number:	T3382829
Status:	ACTIVE
Size:	1,558 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	
View:	
Rental Price:	\$2,415
List PPSF:	\$2
Valuated Price:	\$285,000
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

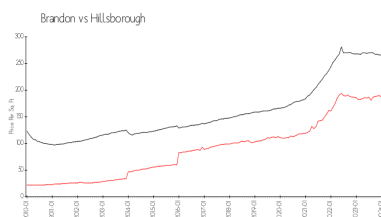
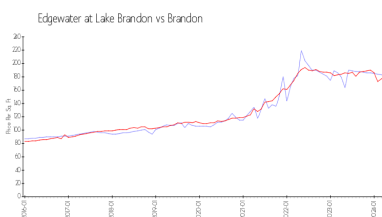
Number of units:	226
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	1%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

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:	\$181/sq. ft.
Brandon:	\$181/sq. ft.	Hillsborough:	\$249/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

33 days
43 days