

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
 Valued Price: \$270,000
 Valued PPSF: \$173

The above valued 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

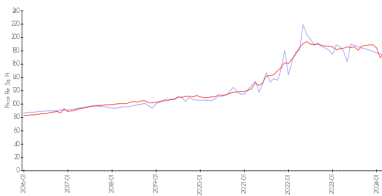
Building Association Information

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

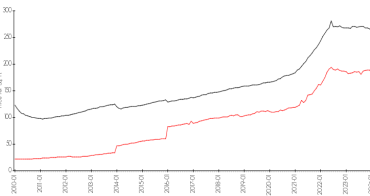
<http://www.edgewateratlakebrandon.com/edgewater/home.asp>

Market Information

Edgewater at Lake Brandon vs Brandon



Brandon vs Hillsborough



Edgewater at Lake Brandon:	\$174/sq. ft.	Brandon:	\$178/sq. ft.
Brandon:	\$178/sq. ft.	Hillsborough:	\$247/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
Hillsborough

33 days
44 days