

# Unit 2511 Middleton Grove Dr - Lake Brandon

2511 Middleton Grove Dr - 2401-2565 Lexington Oak Dr, Brandon, FL, Hillsborough 33511

## Unit Information

MLS Number: T3484739  
 Status: ACTIVE  
 Size: 1,995 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces:  
 View:  
 List Price: \$295,000  
 List PPSF: \$148  
 Valuated Price: \$280,000  
 Valuated PPSF: \$140



*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: 178  
 Number of active listings for rent: 0  
 Number of active listings for sale: 2  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

## Building Association Information

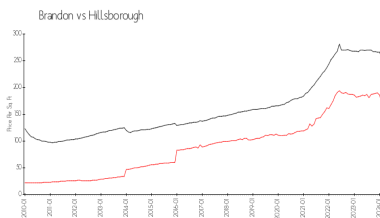
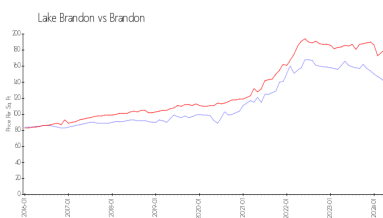
Lake Brandon  
 Excelsior Community Management LLC Community Manager  
 LakeBrandonHOA@TampaBay.rr.com  
 Phone Number: 813-349-6552

<http://www.lakebrandontownhomes.com/lakebrandon/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	2,023 sq ft	Mar 2024	\$273,000	\$135
	1,917 sq ft	Nov 2023	\$312,886	\$163
	2,133 sq ft	Nov 2023	\$320,000	\$150
	1,917 sq ft	Oct 2023	\$310,000	\$162
	2,133 sq ft	Sep 2023	\$335,000	\$157

## Market Information



Lake Brandon: \$140/sq. ft.  
 Brandon: \$181/sq. ft.

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

## Inventory for Sale

Lake Brandon 1%

Brandon	1%
Hillsborough	2%

**Avg. Time to Close Over Last 12 Months**

Lake Brandon	22 days
Brandon	33 days
Hillsborough	43 days