

# Unit 2416 Hibiscus Bay Ln - Edgewater at Lake Brandon

2416 Hibiscus Bay Ln - 2406-2654 Edgewater Falls, Brandon, FL, Hillsborough 33511

## Unit Information

MLS Number:	T3485673
Status:	ACTIVE
Size:	1,665 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Driveway, Guest
View:	
List Price:	\$314,900
List PPSF:	\$189
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

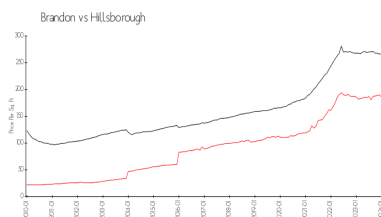
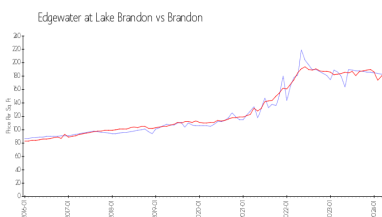
Edgewater @ Lake Brandon  
Homeowners Association, Inc  
554 Krycul Avenue  
Riverview, FL 33578  
Phone: (813) 349-6552

<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