

Unit 2510 Edgewater Falls Dr - Edgewater at Lake Brandon

2510 Edgewater Falls Dr - 2406-2654 Edgewater Falls, Brandon, FL, Hillsborough 33511

Unit Information

MLS Number:	T3496626
Status:	ACTIVE
Size:	1,473 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Driveway
View:	Water
List Price:	\$297,900
List PPSF:	\$202
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

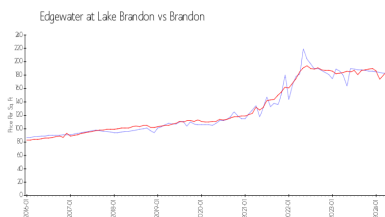
Edgewater @ Lake Brandon
Homeowners Association, Inc
554 Krycul Avenue
Riverview, FL 33578
Phone: (813) 349-6552

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

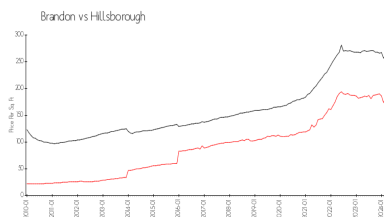
Recent Sales

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