

# Unit 2559 Lexington Oak Dr - Lake Brandon

2559 Lexington Oak Dr - 2401-2565 Lexington Oak Dr, Brandon, FL, Hillsborough 33511

## Unit Information

MLS Number:	T3525644
Status:	ACTIVE
Size:	2,023 Sq ft.
Bedrooms:	4
Full Bathrooms:	4
Half Bathrooms:	0
Parking Spaces:	Garage Door Opener
View:	Park/Greenbelt, Trees/Woods
List Price:	\$310,900
List PPSF:	\$154
Valuated Price:	\$317,000
Valuated PPSF:	\$157

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:	4
Number of sales over the last 3 months:	3

## Building Association Information

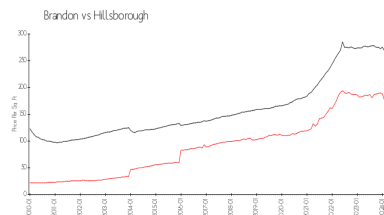
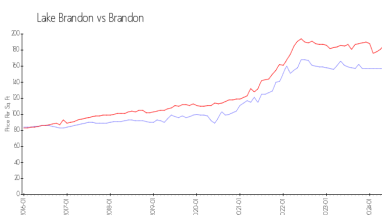
Lake Brandon  
 Excelsior Community Management LLC Community Manager  
 LakeBrandonHOA@TampaBay.rr.com  
 Phone Number: 813-349-6552

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,995 sq ft	Jun 2024	\$290,000	\$145
	1,995 sq ft	May 2024	\$299,000	\$150
	2,023 sq ft	May 2024	\$315,000	\$156
	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

## Market Information



Lake Brandon: \$157/sq. ft.  
 Brandon: \$186/sq. ft.

Brandon: \$186/sq. ft.  
 Hillsborough: \$261/sq. ft.

## Inventory for Sale



Lake Brandon	1%
Brandon	1%
Hillsborough	2%

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

Lake Brandon	58 days
Brandon	36 days
Hillsborough	45 days