

# Unit 2460 Edgewater Falls Dr - Edgewater at Lake Brandon

2460 Edgewater Falls Dr - 2406-2654 Edgewater Falls, Brandon, FL, Hillsborough 33511

## Unit Information

MLS Number: T3526801  
 Status: ACTIVE  
 Size: 1,473 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces:  
 View:  
 Rental Price: \$2,200  
 List PPSF: \$1  
 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

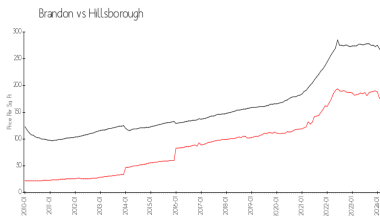
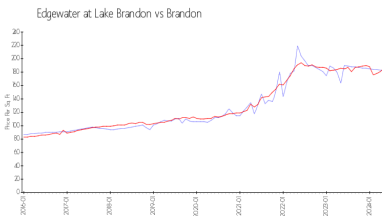
Number of units: 226  
 Number of active listings for rent: 0  
 Number of active listings for sale: 1  
 Building inventory for sale: 0%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

## 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	\$182/sq. ft.	Brandon:	\$186/sq. ft.
Brandon:		Hillsborough:	\$261/sq. ft.
Brandon:	\$186/sq. ft.		

## Inventory for Sale

Edgewater at Lake Brandon 0%  
 Brandon 1%  
 Hillsborough 2%

## Avg. Time to Close Over Last 12 Months



Edgewater at Lake Brandon  
Brandon  
Hillsborough

29 days  
37 days  
46 days