

# 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:	\$89,000
Valuated PPSF:	\$60

*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:	2
Building inventory for sale:	0%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

## Building Association Information

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

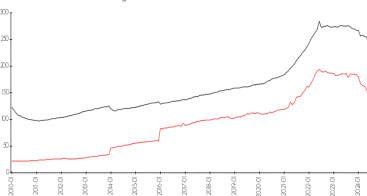
<http://www.edgewateratlakebrandon.com/edgewater/home.asp>

## Market Information

Edgewater at Lake Brandon vs Brandon



Brandon vs Hillsborough



Edgewater at Lake \$60/sq. ft.  
Brandon:  
Brandon: \$98/sq. ft.

Brandon: \$98/sq. ft.  
Hillsborough: \$190/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Edgewater at Lake Brandon	51 days
Brandon	43 days
Hillsborough	55 days

