

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: T3546433
 Status: Active
 Size: 1,473 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: Driveway, Garage Door Opener
 View: Trees/Woods, Water
 List Price: \$278,000
 List PPSF: \$189
 Valuated Price: \$260,000
 Valuated PPSF: \$177

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

Building Association Information

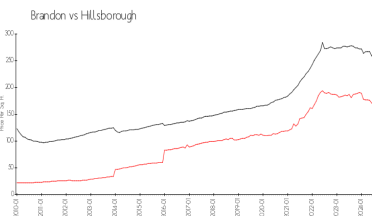
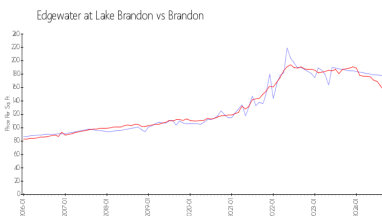
Edgewater @ Lake Brandon
 Homeowners Association, Inc
 554 Krycul Avenue
 Riverview, FL 33578
 Phone: (813) 349-6552

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

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

Market Information



Edgewater at Lake	\$177/sq. ft.	Brandon:	\$155/sq. ft.
Brandon:	\$155/sq. ft.	Hillsborough:	\$235/sq. ft.

Inventory for Sale

Edgewater at Lake Brandon	3%
Brandon	4%
Hillsborough	4%



Avg. Time to Close Over Last 12 Months

Edgewater at Lake Brandon	78 days
Brandon	51 days
Hillsborough	59 days