

Unit 2807 Lantern Hill Ave - Brandon Pointe

2807 Lantern Hill Ave - 2803-2838 Santiago Bay Ct, Brandon, FL, Hillsborough 33511

Unit Information

MLS Number:	TB8354999
Status:	ACTIVE
Size:	1,548 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	
View:	
List Price:	\$319,990
List PPSF:	\$207
Valuated Price:	\$246,000
Valuated PPSF:	\$159

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:	184
Number of active listings for rent:	0
Number of active listings for sale:	5
Building inventory for sale:	2%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

Building Association Information

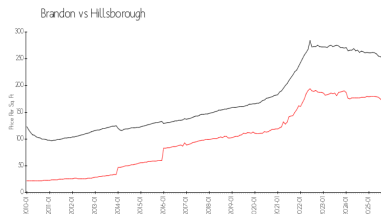
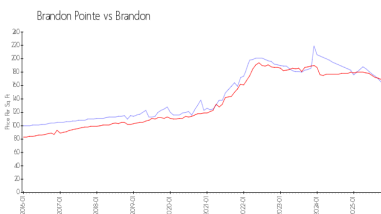
Brandon Pointe Community Association
Address: 2703 Isabella Valley Ct, Brandon, FL 33511,
Phone: +1 813-643-8208

<https://www.brandonpointehoa.com/brandonpointe/home.asp>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,670 sq ft	Sep 2025	\$284,000	\$170
	1,670 sq ft	Apr 2025	\$279,000	\$167
	1,140 sq ft	Apr 2025	\$239,000	\$210
	1,670 sq ft	Feb 2025	\$285,000	\$171
	1,670 sq ft	Dec 2024	\$305,000	\$183

Market Information



Brandon Pointe:	\$159/sq. ft.	Brandon:	\$170/sq. ft.
Brandon:	\$170/sq. ft.	Hillsborough:	\$229/sq. ft.

Inventory for Sale

Brandon Pointe	3%
Brandon	4%
Hillsborough	5%

Avg. Time to Close Over Last 12 Months



Brandon Pointe
Brandon
Hillsborough

58 days
71 days
88 days