

# Unit 2441 Hibiscus Bay Ln - Edgewater at Lake Brandon

2441 Hibiscus Bay Ln - 2406-2654 Edgewater Falls, Brandon, FL, Hillsborough 33511

## Unit Information

MLS Number:	TB8366326
Status:	PENDING
Size:	1,558 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Guest, Parking Pad
View:	
List Price:	\$250,000
List PPSF:	\$160
Valuated Price:	\$246,000
Valuated PPSF:	\$158

*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:	5
Building inventory for sale:	2%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	2

## Building Association Information

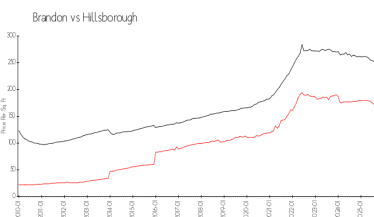
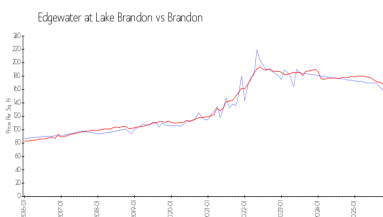
Edgewater @ Lake Brandon  
Homeowners Association, Inc  
554 Krycul Avenue  
Riverview, FL 33578  
Phone: (813) 349-6552

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,558 sq ft	Dec 2025	\$247,500	\$159
	1,473 sq ft	Oct 2025	\$235,000	\$160
	1,362 sq ft	Aug 2025	\$250,000	\$184
	1,665 sq ft	Aug 2025	\$259,900	\$156
	1,362 sq ft	Jun 2025	\$270,000	\$198
	1,473 sq ft	Jun 2025	\$207,500	\$141

## Market Information



Edgewater at Lake	\$158/sq. ft.	Brandon:	\$170/sq. ft.
Brandon:		Hillsborough:	\$229/sq. ft.
Brandon:	\$170/sq. ft.		

## Inventory for Sale



Edgewater at Lake Brandon	2%
Brandon	4%
Hillsborough	5%

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

Edgewater at Lake Brandon	28 days
Brandon	71 days
Hillsborough	88 days