

Unit 2453 Edgewater Falls Dr - Edgewater at Lake Brandon

2453 Edgewater Falls Dr - 2406-2654 Edgewater Falls, Brandon, FL, Hillsborough 33511

Unit Information

MLS Number:	TB8397048
Status:	ACTIVE
Size:	1,479 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Driveway
View:	
List Price:	\$230,000
List PPSF:	\$156
Valuated Price:	\$233,000
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

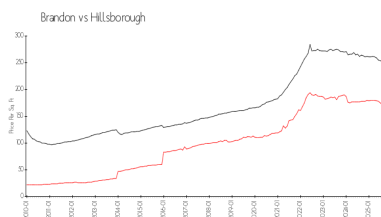
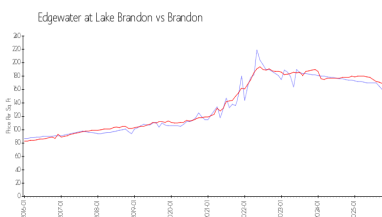
Edgewater @ Lake Brandon
Homeowners Association, Inc
554 Krycul Avenue
Riverview, FL 33578
Phone: (813) 349-6552

<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 Brandon: \$158/sq. ft.
Brandon: \$170/sq. ft.

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Hillsborough: \$229/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