

Unit 2633 Edgewater Falls Dr - Edgewater at Lake Brandon

2633 Edgewater Falls Dr - 2406-2654 Edgewater Falls, Brandon, FL, Hillsborough 33511

Unit Information

MLS Number: TB8409471
 Status: ACTIVE
 Size: 1,558 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: Driveway, Guest
 View:
 List Price: \$265,000
 List PPSF: \$170
 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

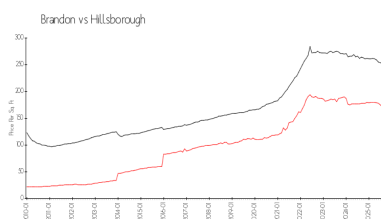
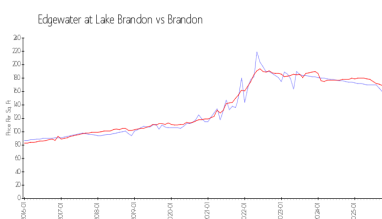
Edgewater @ Lake Brandon
 Homeowners Association, Inc
 554 Krycul Avenue
 Riverview, FL 33578
 Phone: (813) 349-6552

<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

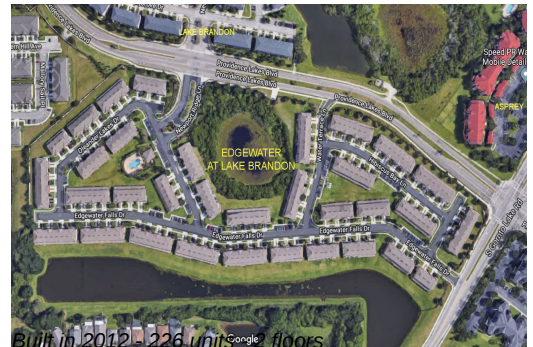
Market Information



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

Brandon: \$170/sq. ft.
 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