

Unit 2503 Middleton Grove Dr - Lake Brandon

2503 Middleton Grove Dr - 2401-2565 Lexington Oak Dr, Brandon, FL, Hillsborough 33511

Unit Information

MLS Number: TB8429357
 Status: ACTIVE
 Size: 1,917 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: Driveway, Garage Door Opener, Ground Level
 View: Pool
 List Price: \$305,000
 List PPSF: \$159
 Valuated Price: \$278,000
 Valuated PPSF: \$145

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: 178
 Number of active listings for rent: 0
 Number of active listings for sale: 7
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 1
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 1

Building Association Information

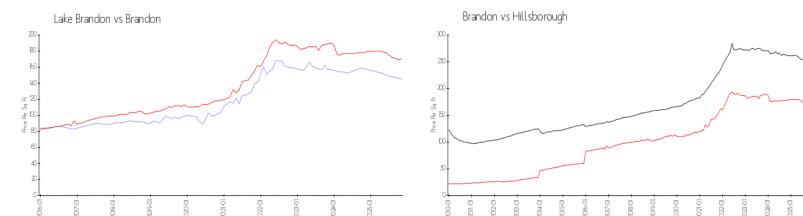
Lake Brandon
 Excelsior Community Management LLC Community Manager
 LakeBrandonHOA@TampaBay.rr.com
 Phone Number: 813-349-6552

<https://www.lakebrandontownhomes.com/lakebrandon/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,917 sq ft	Sep 2025	\$275,000	\$143

Market Information



Lake Brandon:	\$145/sq. ft.	Brandon:	\$170/sq. ft.
Brandon:	\$170/sq. ft.	Hillsborough:	\$229/sq. ft.

Inventory for Sale

Lake Brandon	4%
Brandon	4%
Hillsborough	5%

Avg. Time to Close Over Last 12 Months

Lake Brandon	176 days
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Brandon
Hillsborough

71 days
88 days