

Unit 2435 Lexington Oak Dr - Lake Brandon

2435 Lexington Oak Dr - 2401-2565 Lexington Oak Dr, Brandon, FL, Hillsborough 33511

Unit Information

MLS Number:	TB8441196
Status:	ACTIVE
Size:	1,995 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	Driveway, Ground Level
View:	Water
List Price:	\$310,000
List PPSF:	\$155
Valuated Price:	\$289,000
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

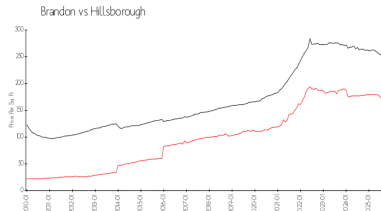
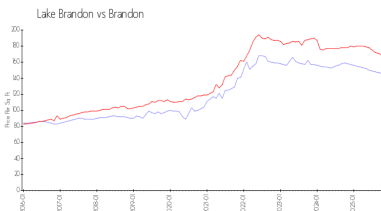
Lake Brandon
Excelsior Community Management LLC Community Manager
LakeBrandonHOA@TampaBay.rr.com
Phone Number: 813-349-6552

<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:	\$169/sq. ft.
Brandon:	\$169/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
Brandon	68 days

Hillsborough

88 days