

# Unit 2503 Middleton Grove Dr - Lake Brandon

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

## Unit Information

MLS Number: TB8443303  
 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

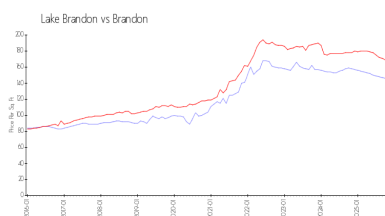
Lake Brandon  
 Excelsior Community Management LLC Community Manager  
 LakeBrandonHOA@TampaBay.rr.com  
 Phone Number: 813-349-6552

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

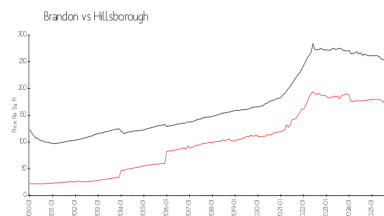
## Recent Sales

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



Brandon  
Hillsborough

71 days  
88 days