

\$335,000 - 1417 Mohrlake Drive, BRANDON

MLS® #A4624817

\$335,000

3 Bedroom, 2.00 Bathroom, 1,176 sqft

Residential on 0.60 Acres

HEATHER LAKES UNIT XIV A, BRANDON,
FL

Welcome to your perfect retreat! This charming 3-bedroom, 2-bathroom home sits on an expansive half-acre lot with a WATER VIEW, offering both comfort and endless possibilities. Step inside to find luxury vinyl plank (LVP) flooring installed in 2021 that flows seamlessly throughout the home. The beautifully updated kitchen boasts new cabinetry and sleek stainless steel appliances—including a fridge, stove, microwave, and dishwasher, all installed in 2021. Each bedroom has been thoughtfully outfitted with custom closet organizers, providing maximum storage. Unwind in the spacious screened-in lanai, designed to provide a space to enjoy the beautiful weather all year round, while taking in serene water views. The large fenced-in backyard offers ample space for entertaining, making it the perfect spot for gatherings or enjoying peaceful afternoons outdoors—or take advantage of the raised garden beds and cultivate your own produce. A large shed provides additional storage, and the included washer, dryer, and garage fridge ensure you have everything you need from day one. The HVAC system, installed in 2023, and a 2019 water heater offer additional peace of mind. Before closing, the back fence will be updated. Located in a prime area of Brandon, you™ll be close to dining, shopping, and entertainment, and just a short drive from downtown Tampa, where you can enjoy its



vibrant culture, waterfront parks, and Amalie Arena. With quick access to Tampa International Airport and easy commutes around the Tampa Bay area, this home offers the perfect blend of convenience and comfort. Schedule your showing today!

Built in 1990

Essential Information

MLS® #	A4624817
Price	\$335,000
Sold Price	\$335,000
Sold Date	November 12th, 2024
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,176
Acres	0.60
Year Built	1990
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	1417 Mohrlake Drive
Area	Brandon
Subdivision	HEATHER LAKES UNIT XIV A
City	BRANDON
County	Hillsborough
State	FL
Zip Code	33511-1827

Amenities

# of Garages	2
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Interior

Interior Features	Ceiling Fan(s), High Ceilings, Living Room/Dining Room Combo
Appliances	Dryer, Microwave, Range, Refrigerator, Washer

Heating	Central
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Sliding Doors
Roof	Shingle
Foundation	Slab

Additional Information

Date Listed	October 3rd, 2024
Days on Market	145
Zoning	PD

Listing Details

Listing Office	EXP REALTY LLC
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