

\$315,000 - 1109 E Camellia Drive, BRANDON

MLS® #T3528968

\$315,000

3 Bedroom, 2.00 Bathroom, 1,652 sqft

Residential on 0.19 Acres

NORTH HILL, BRANDON, FL

Welcome to this delightful 3-bedroom, 1.5-bath family home situated in the heart of Brandon, featuring No HOA and No CDD fees!

Homeowners just added a BRAND NEW Metal Roof, and hurricane impact windows for added peace of mind! The entire interior has been freshly painted and new luxury vinyl flooring has been added throughout. Enter through the leaded glass door into a spacious formal living and dining area, perfect for entertaining guests. The well-equipped kitchen boasts modern stainless-steel appliances, white cabinets, granite countertops, and a convenient pass-through window to the Florida room—ideal for outdoor gatherings. The family room, located at the rear of the home, offers picturesque backyard views and sliders that open to the versatile Florida room. The primary suite features new luxury vinyl flooring, large windows, and a spacious closet for all your storage needs. Two additional bedrooms, also with new luxury vinyl flooring and ample closet space, share access to an updated bathroom. You'll love the Florida room, perfect for year-round relaxation—whether you're unwinding with a good book, enjoying morning coffee, or hosting gatherings with friends and family. The large backyard offers a blank canvas for your creative vision—imagine building your dream pool or a lush garden. With no HOA or CDD restrictions, you have the freedom to store your toys hassle-free. Conveniently located close to shopping, dining, excellent schools, and less than an



hour from Disney and Florida's beautiful beaches, this charming residence is ready for you to make it your own. Schedule your showing today!

Built in 1962

Essential Information

MLS® #	T3528968
Price	\$315,000
Sold Price	\$315,000
Sold Date	October 30th, 2024
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,652
Acres	0.19
Year Built	1962
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	1109 E Camellia Drive
Area	Brandon
Subdivision	NORTH HILL
City	BRANDON
County	Hillsborough
State	FL
Zip Code	33510-3001

Amenities

Parking	Covered, Driveway
View	Garden

Interior

Interior Features	Ceiling Fan(s), Primary Bedroom Main Floor, Stone Counters
Appliances	Convection Oven, Dishwasher, Disposal, Electric Water Heater,

	Microwave, Refrigerator, Water Purifier
Heating	Central
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	French Doors
Lot Description	Cleared, In County, Landscaped, Level, Sidewalk
Roof	Metal
Foundation	Slab

School Information

Elementary	Limona-HB
Middle	McLane-HB
High	Brandon-HB

Additional Information

Date Listed	May 29th, 2024
Days on Market	457
Zoning	RSC-6

Listing Details

Listing Office	SIGNATURE REALTY ASSOCIATES
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Listing information last updated on October 28th, 2025 at 10:57am EDT