

\$364,900 - 1606 Alder Way, BRANDON

MLS® #T3541071

\$364,900

3 Bedroom, 3.00 Bathroom, 2,155 sqft

Residential on 0.29 Acres

LIMONA PARK ASSOCIATION, BRANDON, FL

INVESTORS AND REHABBER'S - Home suffered damage to family room and pool house during hurricane Milton. The home is situated on an over-sized lot and is a 3 bedroom, 2 1/2 bath pool home. Outdoors you will find a 10-foot deep pool perfect for laps or relaxation, two gazebos ideal for outdoor entertainment, plenty of storage space with an open utility shed, a screened lanai for bug-free outdoor living, and a private balcony overlooking the pool. The separate pool home was decimated during the hurricane, but was equipped with kitchen, full bath, electric, water lines, and a/c. The true 2-car garage has additional storage spaces and a work station. Inside you will find the expansive and open great room. There is ceiling and roof damage from a fallen tree during the storm. A large fireplace with a stone face serves as a stunning focal point and plenty of natural light flows throughout due to the two bay windows. The dining space with its own wood burning fireplace is the perfect spot for meals. The well-appointed kitchen has Corian countertops and ample storage. A laundry room and pool bath is also located on the first floor for your convenience. The primary bedroom located upstairs is a private retreat with an en-suite bath, spacious walk-in closet and a private balcony overlooking the pool. The two additional bedrooms share a Jack-and-Jill bathroom, each room with their own individual vanity.



Nestled in a desirable area of Brandon, and once this home is rehabbed it could offer easy access to local amenities, schools, parks, and shopping centers with close proximity to major highways for an effortless commute. Pictures show damage as well as home prior to the hurricane.

Don't miss this one. Schedule your showing today!

Please note: Entry should not be attempted into or around the pool house. In addition, the primary bedroom balcony should not be accessed until we can verify its stability.

Built in 1978

Essential Information

MLS® #	T3541071
Price	\$364,900
Sold Price	\$340,000
Sold Date	February 19th, 2025
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,155
Acres	0.29
Year Built	1978
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	1606 Alder Way
Area	Brandon
Subdivision	LIMONA PARK ASSOCIATION
City	BRANDON
County	Hillsborough
State	FL
Zip Code	33510-2306

Amenities

Parking	Driveway, Garage Door Opener, Off Street, Workshop in Garage
# of Garages	2
Has Pool	Yes

Interior

Interior Features	Ceiling Fan(s), L Dining, Open Floorplan, PrimaryBedroom Upstairs, Thermostat, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Microwave, Range, Refrigerator, Solar Hot Water, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Stories	2

Exterior

Exterior Features	Balcony, Hurricane Shutters, Lighting, Private Mailbox, Rain Gutters, Sliding Doors, Storage
Roof	Shingle
Foundation	Slab

School Information

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

Additional Information

Date Listed	July 12th, 2024
Days on Market	408
Zoning	RSC-6

Listing Details

Listing Office	CENTURY 21 CIRCLE
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