

\$585,000 - 2313 Briana Drive, BRANDON

MLS® #TB8310159

\$585,000

4 Bedroom, 3.00 Bathroom, 2,802 sqft

Residential on 0.22 Acres

HICKORY LAKES PH 2, BRANDON, FL

A must-see home! 2.675% assumable loan with a qualified VA buyer. This beautifully maintained and updated Florida-style home, featuring 4 bedrooms plus an office and 3 baths, is ready for you to make it your own. Located in the heart of Brandon, you'll immediately notice the bright, airy ambiance of the open floor plan, high ceilings, and large windows that fill the home with natural light. Large sliding doors provide serene views of the sparkling pool, with easy access from the living/dining room, kitchen, master suite, and family room. The fully screened pool area is perfect for relaxing on the patio or lanai and has access to a full bathroom. The recently updated kitchen boasts soft-close drawers, an island with storage, an L-shaped countertop, and a cozy breakfast nook. The family room offers a large bay window and elegant wall niches for décor or entertainment systems. The master suite is a peaceful retreat with an en-suite bath and direct access to the pool and outdoor living area. Major updates include a newer roof (December 2020), new flooring in the living areas (November 2020), newer air conditioning (August 2019), and a gas water heater (2018). The pool was resurfaced with durable PebbleTec and enhanced with a color-changing LED light (November 2017) and a Hayward sanitation system (November 2020). A new osmosis system has also been added. Situated in a beautiful community with tree-lined streets and sidewalks, this home is ideally located near highways, shopping, and



dining, with a low HOA fee and no CDD!

Built in 2001

Essential Information

MLS® #	TB8310159
Price	\$585,000
Sold Price	\$585,000
Sold Date	December 19th, 2024
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,802
Acres	0.22
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	2313 Briana Drive
Area	Brandon
Subdivision	HICKORY LAKES PH 2
City	BRANDON
County	Hillsborough
State	FL
Zip Code	33511-6363

Amenities

Parking	Driveway, Garage Door Opener
# of Garages	3
Has Pool	Yes

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Crown Molding, Eating Space In Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Tray Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Range, Refrigerator

Heating	Electric
Cooling	Central Air

Exterior

Exterior Features	Irrigation System, Lighting, Sidewalk, Sliding Doors
Roof	Shingle
Foundation	Slab

School Information

Elementary	Kingswood-HB
Middle	Rodgers-HB
High	Brandon-HB

Additional Information

Date Listed	October 16th, 2024
Days on Market	166
Zoning	PD

Listing Details

Listing Office	ROBERT SLACK LLC
----------------	------------------

All listing information is deemed reliable but not guaranteed and should be independently verified through personal inspection by appropriate professionals. Listings displayed on this website may be subject to prior sale or removal from sale; availability of any listing should always be independently verified. Listing information is provided for consumer personal, non-commercial use, solely to identify potential properties for potential purchase; all other use is strictly prohibited and may violate relevant federal and state law. Listing data comes from My Florida Regional MLS DBA Stellar MLS.

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