

\$285,000 - 1205 Coolmont Drive, BRANDON

MLS® #TB8311695

\$285,000

2 Bedroom, 1.00 Bathroom, 1,223 sqft

Residential on 0.10 Acres

HEATHER LAKES UNIT XVI, BRANDON, FL

Discover this beautifully updated 2-bedroom, 1-bathroom villa-style home, offering 1,223 sq ft of comfortable living space. Roof replaced in 2022! Perfect for first-time buyers, downsizers, or investors, this home combines modern touches with a convenient location. Step inside to find tall ceilings that create an open and airy feel, complemented by tile and laminate flooring throughout for easy maintenance. Features include newer appliances, Reverse Osmosis Water System in the Kitchen, newer hot water heater, stone mantel around the electric fireplace and fenced-in backyard. 2 spacious bedrooms with the oversized primary bedroom providing ample space for a sitting area or home office as well as a very spacious Walk-in closet. An air-conditioned bonus room, cleverly split from the main living area, offers exceptional versatility—use it as an extra bedroom, home office, gym, or playroom to suit your lifestyle. The large backyard, complete with a storage shed, is perfect for outdoor activities and storage. A spacious driveway ensures plenty of parking for you and your guests. Plus, with no HOA or CDD fees, you'll enjoy the freedom to personalize your space as you wish. Located just minutes from shopping, grocery stores, entertainment venues, sports arenas, and concert halls, the home provides easy access to all the essentials. Public transit and major highways are nearby, making your commute effortless. This property is ready for you to call home—don't miss your



chance!

Built in 1984

Essential Information

MLS® #	TB8311695
Price	\$285,000
Sold Price	\$265,000
Sold Date	December 31st, 2024
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,223
Acres	0.10
Year Built	1984
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	1205 Coolmont Drive
Area	Brandon
Subdivision	HEATHER LAKES UNIT XVI
City	BRANDON
County	Hillsborough
State	FL
Zip Code	33511-8338

Amenities

Parking	Driveway
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Interior

Interior Features	Eating Space In Kitchen, Thermostat
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Kitchen Reverse Osmosis System, Microwave, Range, Refrigerator, Washer
Heating	Central
Cooling	Central Air, Wall/Window Unit(s)
Fireplace	Yes
Fireplaces	Decorative, Electric, Insert

of Stories 1

Exterior

Exterior Features Hurricane Shutters, Sidewalk, Storage
Roof Shingle
Foundation Slab

Additional Information

Date Listed October 16th, 2024
Days on Market 164
Zoning PD

Listing Details

Listing Office CIRCINUS REALTY

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