

\$430,000 - 1218 Hummingbird Lane, BRANDON

MLS® #TB8313982

\$430,000

3 Bedroom, 3.00 Bathroom, 1,752 sqft

Residential on 0.25 Acres

VAN SANT SUB, BRANDON, FL

Seller Concession Available. Beautifully appointed property in the Bell Shoals Estate Homes area. Home is situated in a high and dry lot with no flooding during recent storms. Walk to houses of worship or nearby parks. Within 5 minutesâ€™ transit to the local Elementary, Middle, and Highschool; with all three schools being "A" rated. This is a split-level home featuring a formal living room, formal dining room, and kitchen on the main floor; a bonus room and half bath on the lower floor, with access to the garage, rear lanai, and yard; and 3 bedrooms, 1 large ensuite bath, and 1 full guest bath on the upper floor. The roof was replaced in December of 2022 and HVAC was replaced in 2020. The following has been completed as of April 2023: New tankless water heater, new porcelain floors in kitchen, baths, and bonus room; new whole house water filtration/softener system with kitchen reverse osmosis system, new master bathroom with custom, massive 7'x4' dual shower, new guest bathroom, new half bathroom, new kitchen appliances with separate warranty from Home Depot, new electrical panel, all electrical outlets and switches replaced new, freshly painted interior, new light fixtures, WIFI controlled exterior lighting for garage and entry areas, and new vinyl fence for the rear and partial side yard. The home is completely fenced with an electric gate at the driveway entry. The mature trees on the lot have been professionally pruned and the lawn is well maintained. There is



ample parking with a well-sized storage shed, 1 car carport, and 2 car garage. The home will come with a 12-month whole home warranty from 2-10 Homebuyers Warranty with Supreme Protection Package including the well and septic system. This home is ideally located near Valrico, Lithia, and Brandon. Easy access to highways and SR 60 for travel towards the east. Near new Whole Foods Market coming in 2025 and walking distance to Walmart Neighborhood Market. This area provides peace and tranquility while still being close to commerce and shopping. Come and see this wonderful property to truly appreciate the quality of this home.

Built in 1962

Essential Information

MLS® #	TB8313982
Price	\$430,000
Sold Price	\$425,000
Sold Date	April 24th, 2025
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,752
Acres	0.25
Year Built	1962
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	1218 Hummingbird Lane
Area	Brandon
Subdivision	VAN SANT SUB
City	BRANDON
County	Hillsborough

State	FL
Zip Code	33511-6645

Amenities

# of Garages	2
View	Garden

Interior

Interior Features	Ceiling Fan(s), PrimaryBedroom Upstairs, Solid Wood Cabinets, Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Dryer, Electric Water Heater, Kitchen Reverse Osmosis System, Range, Refrigerator, Tankless Water Heater, Washer, Water Filtration System, Water Softener
Heating	Central, Electric
Cooling	Central Air
# of Stories	2

Exterior

Exterior Features	Garden, Lighting
Lot Description	Cleared, Corner Lot, In County
Roof	Shingle
Foundation	Crawlspace, Slab

School Information

Elementary	Brooker-HB
Middle	Burns-HB
High	Bloomington-HB

Additional Information

Date Listed	October 25th, 2024
Days on Market	291
Zoning	ASC-1

Listing Details

Listing Office	LG REALTY ASSOCIATES LLC
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