

\$435,000 - 2308 Briana Drive, BRANDON

MLS® #TB8314891

\$435,000

4 Bedroom, 2.00 Bathroom, 1,828 sqft

Residential on 0.17 Acres

HICKORY LAKES PH 2, BRANDON, FL

Welcome to your BEAUTIFUL oasis in desirable Hickory Lake Estates! NOT IN A FLOOD ZONE and has NO CDD FEES. LOW HOA. This immaculate 4 bed |2 bath | 2 car garage has 9 FOOT CEILINGS, and boasts a SPLITFLOORPLAN and is adorned with premium mahogany flooring throughout, complemented by updated tile in all wet areas. In the heart of the home features a NEWLY RENOVATED KITCHEN with Rhino marble countertops, custom marble backsplash, sleek cabinets, and four BRAND NEW stainless steel appliances, all top of the line Kitchenaid including a convection microwave and HIGH END oven featuring an induction cooktop that has an air fryer and bread mode with rising attachment. Unwind in the spacious primary bedroom, and enjoy the recently updated bathroom with LUXURY solid surface counters. The home boasts a SMART AC system and smart wall switches & outlets which offer convenience and energy efficiency. Recently installed custom honeycomb blinds add style and privacy, and NEW ROOF in 2022 (w/ 18 year warranty!) provides longevity and peace of mind. Step onto the expansive covered and screened-in rear patio that is backed to a nature-filled pond and mature trees, which provide shade and tranquility. Outdoors, the lush St. Augustine grass is enhanced by a 6-zone underground smart sprinkler system controllable from your phone or manually. Located in a prime spot and close in proximity to



all amenities, restaurants, medical services, Brandon Town Center Mall, and just a short drive to downtown Tampa and Tampa International Airport. Don't miss out on this exceptional opportunity to own a move-in ready single family home in beautiful Hickory Lake Estates.

Built in 2000

Essential Information

MLS® #	TB8314891
Price	\$435,000
Sold Price	\$430,000
Sold Date	January 31st, 2025
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,828
Acres	0.17
Year Built	2000
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Sold

Community Information

Address	2308 Briana Drive
Area	Brandon
Subdivision	HICKORY LAKES PH 2
City	BRANDON
County	Hillsborough
State	FL
Zip Code	33511-6357

Amenities

Parking	Covered, Garage Door Opener
# of Garages	2
View	Water

Interior

Interior Features	Ceiling Fan(s), Crown Molding, Eating Space In Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments
Appliances	Built-In Oven, Convection Oven, Dishwasher, Disposal, Dryer, Electric Water Heater, Gas Water Heater, Ice Maker, Microwave, Refrigerator, Washer
Heating	Central, Natural Gas
Cooling	Central Air

Exterior

Exterior Features	Balcony, Garden, Irrigation System, Lighting, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors, Sprinkler Metered
Lot Description	In County, Sidewalk
Roof	Shingle
Foundation	Slab

Additional Information

Date Listed	October 25th, 2024
Days on Market	187
Zoning	PD

Listing Details

Listing Office	JACK KELLER INC
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