

\$210,000 - 2345 Lake Woodberry Circle, BRANDON

MLS® #TB8322790

\$210,000

2 Bedroom, 3.00 Bathroom, 1,110 sqft

Residential on 0.02 Acres

REGENCY KEY TWNHMS, BRANDON, FL

One or more photo(s) has been virtually staged. Sellers are offering to cover your first 3 months of HOA fees!! A rare opportunity to save upfront and settle in stress-free—don't miss it!!

Beautifully updated, move-in ready townhome in the desirable, gated community of Regency Key, right in the heart of Brandon—just 20 minutes from downtown Tampa!! As you step inside, you are greeted with over \$10,000 in recent improvements, including new luxury vinyl plank flooring throughout the main living areas, new premium carpeting upstairs, and stylish new lighting fixtures in the living and dining areas, kitchen, and bedrooms—with ceiling fans added for extra comfort. The entire interior has been freshly painted in contemporary tones, creating a warm and inviting atmosphere throughout. The open-concept living and dining area is perfect for relaxing or entertaining and flows seamlessly into a cheerful kitchen with newer appliances, complete with a breakfast bar and ample storage, including a convenient pantry. A sliding glass door leads to your private screened patio—ideal for enjoying your morning coffee and taking in the tranquil, park-like views. The first floor also includes a convenient half bathroom, laundry closet, and additional storage off the patio. Upstairs, you—™ll find a thoughtfully designed layout featuring two spacious bedrooms, each with its own full en suite bathroom, vaulted ceilings, and abundant natural light. The new premium



carpeting adds a cozy touch, making it the perfect retreat. In addition to the beautiful interior upgrades, this home offers important peace-of-mind features, including a recently replaced roof, freshly painted exterior, newer HVAC system (2021), and a location in flood zone X for added security. The community itself is a hidden gem—gated and serene, with lamppost-lined streets, a private pond, community pool, playground, and mature trees that create the perfect setting for evening strolls. Enjoy carefree living thanks to an HOA that covers exterior maintenance, lawn care, water, sewer, trash, basic cable, internet, and an assigned parking space. Perfectly located near Brandon Mall, I-75, I-4, and the Crosstown Expressway, you'll have quick access to shopping, dining, and everything the Tampa Bay area has to offer. Don't wait—schedule your private showing today and make this beautifully upgraded townhome yours! Welcome Home!!

Buyer can receive a 1% lender credit (based on loan amount) toward prepaids and closing costs when financing with Pineapple Home Loans.

Built in 2002

Essential Information

MLS® #	TB8322790
Price	\$210,000
Sold Price	\$190,000
Sold Date	July 18th, 2025
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,110
Acres	0.02
Year Built	2002

Type	Residential
Sub-Type	Townhouse
Status	Sold

Community Information

Address	2345 Lake Woodberry Circle
Area	Brandon
Subdivision	REGENCY KEY TWNHMS
City	BRANDON
County	Hillsborough
State	FL
Zip Code	33510

Amenities

Parking	Assigned, Guest
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Interior

Interior Features	Ceiling Fan(s), High Ceilings, Living Room/Dining Room Combo, Thermostat, Vaulted Ceiling(s)
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer
Heating	Electric
Cooling	Central Air

Exterior

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

School Information

Elementary	Schmidt-HB
Middle	McLane-HB
High	Brandon-HB

Additional Information

Date Listed	November 21st, 2024
Days on Market	304
Zoning	PD

Listing Details

Listing Office

TOMLIN, ST CYR & ASSOCIATES LLC

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