

\$275,000 - 2517 Edgewater Falls Drive, BRANDON

MLS® #TB8337436

\$275,000

3 Bedroom, 3.00 Bathroom, 1,362 sqft

Residential on 0.04 Acres

EDGEWATER AT LAKE BRANDON,
BRANDON, FL

Welcome to EDGEWATER AT LAKE BRANDON, a serene and exclusive gated community where luxury meets convenience. This COMPLETELY RENOVATED 3-bedroom, 2.5-bath townhome with a 1-car garage is truly move-in ready and brimming with style and comfort.

Step inside and be greeted by BRAND-NEW luxury vinyl flooring, FRESH PAINT, and New, UPGRADED bathrooms that exude modern sophistication. The heart of the home boasts a COMPLETELY NEW KITCHEN with QUARTZ countertops, stainless steel appliances and an inviting open floor plan, perfect for entertaining or quiet evenings in.

Nestled in a prime location, this stunning home backs up to CONSERVATION land, offering unmatched privacy and tranquil views. The gated community also features a sparkling POOL, meticulously maintained exteriors, and HOA landscaping, allowing you to enjoy the best of low-maintenance living.

Situated just minutes from I-75, SR60, Selmon Expressway, and Crosstown, you'll have quick and easy access to MacDill AFB, downtown Tampa, historic Ybor City, and Channelside. Enjoy proximity to an abundance of shopping, including the Brandon Mall, along with excellent dining, entertainment, and top-rated schools.

Washer and dryer are included for your convenience. With thoughtful upgrades, a fantastic location, and a peaceful gated



setting, this home has it all. Don't wait—schedule your tour today and make this dream home yours!

Built in 2006

Essential Information

MLS® #	TB8337436
Price	\$275,000
Sold Price	\$265,000
Sold Date	March 14th, 2025
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,362
Acres	0.04
Year Built	2006
Type	Residential
Sub-Type	Townhouse
Status	Sold

Community Information

Address	2517 Edgewater Falls Drive
Area	Brandon
Subdivision	EDGEWATER AT LAKE BRANDON
City	BRANDON
County	Hillsborough
State	FL
Zip Code	33511-2297

Amenities

# of Garages	1
View	Trees/Woods

Interior

Interior Features	Ceiling Fan(s), Eating Space In Kitchen, Kitchen/Family Room Combo, Open Floorplan, Solid Surface Counters, Stone Counters, Thermostat
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer

Heating	Central, Electric
Cooling	Central Air
# of Stories	2

Exterior

Exterior Features	Sidewalk, Storage
Roof	Shingle
Foundation	Slab

Additional Information

Date Listed	January 16th, 2025
Days on Market	168
Zoning	PD

Listing Details

Listing Office	COMPASS FLORIDA, LLC
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