

# **\$2,150 - 1314 Ballard Green Place, BRANDON**

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MLS® #TB8341163

## **\$2,150**

3 Bedroom, 3.00 Bathroom, 1,670 sqft

Residential Lease on 0.04 Acres

LAKE BRANDON TWNHMS 114-A,  
BRANDON, FL

Discover this exquisite 3-bedroom, 2.5-bathroom, 1-car garage townhome located in the highly sought-after gated community of Brandon Point. Conveniently positioned within walking distance of shopping and dining options, this home is also just a short drive to Brandon Mall, with easy access to I-75 and the Selmon Crosstown Expressway, offering a quick commute to Tampa. The main level features an open-concept layout with a spacious living room adorned with luxury vinyl wood flooring. The gourmet kitchen boasts ceramic tile flooring, energy-efficient stainless-steel appliances, granite countertops, 42-inch cabinets, a pantry, and recessed lighting. A dining area and an upgraded breakfast bar provide additional seating and functionality. From the kitchen, step out onto the covered, screened-in lanai overlooking a serene conservation areaan ideal retreat for relaxing in the evenings. Completing the main level are a convenient half bath and access to the garage. Upstairs, you will find a versatile loft area with cozy carpeting, perfect for a home office or additional living space. The primary suite offers a sitting area, a spacious walk-in closet, and an en-suite bathroom featuring double sinks and a walk-in tiled shower. Two additional light-filled bedrooms, a full hall bathroom, and a laundry area equipped with a washer and dryer complete the upper level. This residence combines convenience and charm with community



amenities that include a pool, lawn care, and trash pick-up. Don't miss the opportunity to call this stunning townhome your own! In addition to the advertised base rent, all WrightDavis residents are enrolled in the Resident Benefits Package (RBP) for \$50.00/month which includes HVAC air filter delivery, credit building to help boost your credit score with timely rent payments, utility concierge service making utility connection a breeze during your move-in, and much more! More details upon application. Occupied/Available 03/20/2025

Built in 2011

**Essential Information**

|                |                     |
|----------------|---------------------|
| MLS® #         | TB8341163           |
| Price          | \$2,150             |
| Sold Price     | \$2,150             |
| Sold Date      | February 24th, 2025 |
| Bedrooms       | 3                   |
| Bathrooms      | 3.00                |
| Full Baths     | 2                   |
| Half Baths     | 1                   |
| Square Footage | 1,670               |
| Acres          | 0.04                |
| Year Built     | 2011                |
| Type           | Residential Lease   |
| Sub-Type       | Townhouse           |
| Status         | Leased              |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 1314 Ballard Green Place  |
| Area        | Brandon                   |
| Subdivision | LAKE BRANDON TWNHMS 114-A |
| City        | BRANDON                   |
| County      | Hillsborough              |
| State       | FL                        |
| Zip Code    | 33511-2316                |

## Amenities

# of Garages 1

## Interior

Interior Features Ceiling Fan(s), Living Room/Dining Room Combo, Solid Wood Cabinets, Stone Counters, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

Heating Central, Electric

Cooling Central Air

# of Stories 2

## School Information

Elementary Lamb Elementary

Middle Giunta Middle-HB

High Spoto High-HB

## Additional Information

Date Listed January 21st, 2025

Days on Market 174

## Listing Details

Listing Office WRIGHT DAVIS REAL ESTATE

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