

\$425,000 - 1806 Derbywood Drive, BRANDON

MLS® #TB8354257

\$425,000

4 Bedroom, 2.00 Bathroom, 1,800 sqft

Residential on 0.19 Acres

WOODBERRY ESTATES FIRST ADDITIO,
BRANDON, FL

Welcome to Woodberry Estates, a quiet and family-friendly neighborhood in the heart of Brandon! This beautifully remodeled former model home is a true gem, thoughtfully updated to offer modern style, comfort, and peace of mind. Major upgrades include a new roof and A/C (2023), ensuring worry-free living for years to come. Inside, the open floor plan creates an inviting and spacious atmosphere. The great room greets you upon entry, seamlessly flowing into the stunning remodeled kitchen. A chef's dream, it boasts granite countertops, rich wood cabinetry with soft-close doors and drawers, built-in wine rack, spice rack, sleek black stainless appliances, and bright dining area with sliders leading to the lanai. The primary suite is a relaxing retreat, featuring built-in closets and an en-suite bath with a walk-in shower. Two additional bedrooms on the opposite side of the home are generously sized and share a full bath. The converted garage adds valuable bonus space—perfect for a home office, playroom, or media room. Step outside to your private, fully fenced backyard oasis, where a resurfaced saltwater pool with pavers (2017) invites you to unwind. A screened lanai provides the perfect setting for year-round outdoor enjoyment. Need extra storage or workspace? Two sheds with electricity offer endless possibilities. Additional enhancements include an updated irrigation system, added attic insulation, and



full-perimeter gutters. Enjoy the peaceful charm of Woodbery Estates while being just minutes from shopping, dining, and top-rated schools. Donâ€™t miss this incredible opportunity to call this beautifully updated home yours!

Built in 1976

Essential Information

MLS® #	TB8354257
Price	\$425,000
Sold Price	\$425,000
Sold Date	April 23rd, 2025
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,800
Acres	0.19
Year Built	1976
Type	Residential
Sub-Type	Single Family Residence
Style	Florida
Status	Sold

Community Information

Address	1806 Derbywood Drive
Area	Brandon
Subdivision	WOODBERRY ESTATES FIRST ADDITIO
City	BRANDON
County	Hillsborough
State	FL
Zip Code	33510-2615

Amenities

Parking	Converted Garage, Driveway, Garage Faces Side
View	Pool
Has Pool	Yes

Interior

Interior Features	Ceiling Fan(s), Eating Space In Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Thermostat, Window Treatments
Appliances	Cooktop, Dishwasher, Electric Water Heater, Microwave, Range Hood
Heating	Central
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Dog Run, French Doors, Irrigation System, Lighting, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors, Sprinkler Metered, Storage
Lot Description	In County, Landscaped, Level, Sidewalk
Roof	Shingle
Foundation	Slab

School Information

Elementary	Schmidt-HB
Middle	Mann-HB
High	Brandon-HB

Additional Information

Date Listed	February 26th, 2025
Days on Market	150
Zoning	RSC-6

Listing Details

Listing Office	SIGNATURE REALTY ASSOCIATES
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