

\$325,000 - 1224 Cressford Place, BRANDON

MLS® #TB8357839

\$325,000

3 Bedroom, 2.00 Bathroom, 1,363 sqft

Residential on 0.12 Acres

HEATHER LAKES UNIT XXII PH, BRANDON,
FL

Welcome to Heather Lakes! This cozy and adorable home with a view is bursting with character and is ready to welcome its new homeowners. Some unique features of this bright and inviting home include 3 bedrooms, 2 baths, a split floor plan, and just under 1,400 heated square feet. Enjoy cooking with stainless steel appliances and the convenience of an indoor laundry room. The 2-car garage adds practicality, while the stunning pond view provides serene beauty. You'll be greeted by an abundance of natural light as soon as you walk through the front door, creating a warm and welcoming atmosphere. The wood-burning fireplace adds a cozy touch, perfectly complementing the breathtaking view of the water. The outdoor space, which has been cherished by the homeowner almost every day, includes an oversized extended screened patio area—ideal for gatherings or simply relaxing to take in the wildlife and view. Conveniently located close to shopping, entertainment, dining, major highways, and Mintz Elementary School, this gem offers the perfect blend of comfort and accessibility. You won't want to miss the chance to make this bright and charming house your home! Contact us today for your exclusive tour!!

Roof-2015, AC-2016, Water Heater-2024, and the AC ducts professionally cleaned in 2024.

Built in 1996



Essential Information

MLS® #	TB8357839
Price	\$325,000
Sold Price	\$325,000
Sold Date	July 11th, 2025
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,363
Acres	0.12
Year Built	1996
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	1224 Cressford Place
Area	Brandon
Subdivision	HEATHER LAKES UNIT XXII PH
City	BRANDON
County	Hillsborough
State	FL
Zip Code	33511-9360

Amenities

Amenities	Basketball Court, Park, Playground, Tennis Court(s)
# of Garages	2
View	Water
Is Waterfront	Yes
Waterfront	Pond

Interior

Interior Features	Ceiling Fan(s), Eating Space In Kitchen, Living Room/Dining Room Combo, Solid Wood Cabinets, Thermostat, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Microwave, Range, Refrigerator, Washer
Heating	Central, Heat Pump
Cooling	Central Air
Fireplace	Yes

Fireplaces	Living Room, Wood Burning
# of Stories	1

Exterior

Exterior Features	Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors
Lot Description	City Lot, Landscaped, Sidewalk
Roof	Shingle
Foundation	Slab

School Information

Elementary	Mintz-HB
High	Brandon-HB

Additional Information

Date Listed	March 20th, 2025
Days on Market	121
Zoning	PD

Listing Details

Listing Office	COLDWELL BANKER REALTY
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