

\$3,400 - 1301 Cadence Court, BRANDON

MLS® #TB8375499

\$3,400

4 Bedroom, 4.00 Bathroom, 2,926 sqft

Residential Lease on 0.20 Acres

BROOKER RESERVE, BRANDON, FL

BRANDON - Featuring 4 bedrooms, 3.5 bathrooms, and a 3-car garage, this home was designed with comfort and functionality in mind. The gourmet kitchen boasts stainless steel appliances including a refrigerator, dishwasher, microwave, oven, and natural gas cooktop complemented by all-wood cabinetry and granite countertops. The open floor plan connects the kitchen to the dining and living areas, creating an inviting space for entertaining. The primary suite is a private retreat with a luxurious en suite bathroom that includes a glass-enclosed shower, a garden tub, dual sinks, and an oversized walk-in closet. A guest bedroom with a private bath is perfect for visitors, while two additional bedrooms share a full hall bath with a tub/shower combo. Additional features include a laundry room with washer and dryer, a large screened-in patio, and a fenced backyard ideal for relaxing or entertaining. Community amenities include a playground and a dog park. Conveniently located near shopping, dining, and everything Brandon has to offer. Lawn care is included in the rent. Please note: A signed lease must be submitted to the HOA at least 15 days before move-in.

All residents are enrolled in the Resident Benefits Package which is an additional \$49/month, payable with rent and includes utility concierge service making utility connection a breeze during your move-in, HVAC air filter delivered monthly (for



applicable properties), our best-in-class resident rewards program, online maintenance portal, online rent payment portal, one late-fee waiver and much more!

If you decide to apply for one of our properties, there is a \$99 per adult application fee that is non-refundable. Also, a \$250 Lease Coordination Fee once the Application is approved. Anyone aged 18 or above residing at the property must apply. We will (1) check your credit report; (2) check for recent evictions; (3) verify your employment, if applicable; (4) personal income, assets, or assistance must be sufficient and verifiable; (5) verify your previous landlord references; and (6) perform criminal background screening; (7) be aware that some associations also have application fees. We encourage you not to apply if you have bad credit references or a poor rental history.

Built in 2016

Essential Information

MLS® #	TB8375499
Price	\$3,400
Sold Price	\$3,400
Sold Date	June 27th, 2025
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,926
Acres	0.20
Year Built	2016
Type	Residential Lease
Sub-Type	Single Family Residence
Status	Leased

Community Information

Address	1301 Cadence Court
Area	Brandon
Subdivision	BROOKER RESERVE
City	BRANDON
County	Hillsborough
State	FL
Zip Code	33511-6353

Amenities

Amenities	Gated
# of Garages	3

Interior

Interior Features	Ceiling Fan(s), Living Room/Dining Room Combo, Solid Wood Cabinets, Stone Counters, Thermostat, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer
Heating	Central
Cooling	Central Air

Additional Information

Date Listed	April 16th, 2025
Days on Market	148

Listing Details

Listing Office	HOFFMAN REALTY, LLC
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