

\$450,000 - 402 Merlin Court, BRANDON

MLS® #TB8378537

\$450,000

3 Bedroom, 2.00 Bathroom, 1,370 sqft

Residential on 0.39 Acres

LORAL SUB, BRANDON, FL

Have you ever dreamt of coming home to your own private oasis at the end of a long day? Look no further... Welcome to 402 Merlin Ct; a home full of modern updates and touches and a yard that would rival any tropical oasis. Nestled on a corner lot that is a little over a 1/3 of an acre, with NO HOA, this updated 3-bedroom 2-bath pool home is the one you've been searching for. As you enter, you'll notice the fresh neutral tones and LVP flooring running throughout. The floorplan offers the flexibility to have a formal living room and a family room which is located off the kitchen or use the family room as a flex space to set up an office. One of the showstoppers in the home is the newly updated kitchen. The galley style kitchen offers white upper and grey lower classic shaker style cabinets with stunning granite countertops, a beautiful decorative backsplash and stainless-steel appliances. Off the kitchen there is a generous sized utility room that houses the washer and dryer and can also be used as a pantry. While you will be impressed with the updates inside the home, the real treat is when you step through the French doors that lead out to your screened lanai. Welcome to your outdoor oasis! Lush landscaping surrounds the property. From palm trees to mature birds of paradise, your truly feel like you are in the tropics. The pool area has plenty of space to lounge or entertain. The oversized pool is also approx. 9 feet deep, a feature you rarely see anymore. Want to unwind after a long day? Soak the



stress of the day away in the hot tub or relax under the trellis and enjoy the fragrant blooming jasmine cover. On the far end of the property there is RV pad with a double gate for you to keep you RV or Boat right on your property. This is a property you must see to truly appreciate all it has to offer. Make an appointment for your private tour today. Copy and paste this link to enjoy a quick video of the property:
<https://iplayerhd.com/player/video/4dd1e947-dab3-4175-9972-efe15f94fc5c>

Built in 1972

Essential Information

MLS® #	TB8378537
Price	\$450,000
Sold Price	\$420,000
Sold Date	July 1st, 2025
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,370
Acres	0.39
Year Built	1972
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Sold

Community Information

Address	402 Merlin Court
Area	Brandon
Subdivision	LORAL SUB
City	BRANDON
County	Hillsborough
State	FL
Zip Code	33510-3033

Amenities

Parking	Driveway, Garage Door Opener, RV Parking
# of Garages	2
Has Pool	Yes

Interior

Interior Features	Ceiling Fan(s), Kitchen/Family Room Combo, Primary Bedroom Main Floor, Stone Counters
Appliances	Dishwasher, Microwave, Range, Refrigerator
Heating	Central
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	French Doors, Lighting, Private Mailbox, Sidewalk
Lot Description	Cleared, Cul-De-Sac, Oversized Lot, Sidewalk
Roof	Shingle
Foundation	Slab

School Information

Elementary	Limona-HB
Middle	Mann-HB
High	Brandon-HB

Additional Information

Date Listed	April 25th, 2025
Days on Market	137
Zoning	RSC-6

Listing Details

Listing Office	KELLER WILLIAMS SUBURBAN TAMPA
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