

# \$350,000 - 306 Oak Avenue, BRANDON

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MLS® #TB8383495

**\$350,000**

3 Bedroom, 2.00 Bathroom, 1,891 sqft

Residential on 0.33 Acres

BRANDON, BRANDON, FL

One or more photo(s) has been virtually staged. Tucked away on a generous 1/3-acre lot, this versatile 3-bedroom, 2-bathroom home in Brandon, FL offers the perfect balance of privacy, functionality, and convenience. With 2 bonus rooms and an oversized 2-car detached garage, there's room for everything—whether you're working on projects, running a home business, or simply enjoying extra space to spread out.

Inside, you'll find gleaming polished terrazzo floors throughout the main living areas, with durable vinyl plank flooring in the bathrooms. The home boasts major updates including a new roof (2019) and HVAC system (2020), offering peace of mind for years to come.

The garage is a dream for hobbyists and RV owners, featuring LED lighting, 220V outlets, a 30-amp RV hookup, a septic connection, and even a generator interlock panel for powering the home during outages. A private well, plumbed to run the house if needed, adds even more resilience and self-sufficiency.

Enjoy the outdoors with a variety of fruit trees—lemon, orange, mango, and pecan—and plenty of yard space for gardening or relaxing under the shade.

All this while being just minutes from Tampa Bay area amenities, shopping, dining, and major highways, yet far enough to enjoy peace



and quiet.

Don't miss this rare find with space, upgrades, and flexibility"schedule your showing today!

Built in 1960

Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | TB8383495               |
| Price          | \$350,000               |
| Sold Price     | \$370,000               |
| Sold Date      | June 12th, 2025         |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,891                   |
| Acres          | 0.33                    |
| Year Built     | 1960                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Sold                    |

Community Information

|             |                |
|-------------|----------------|
| Address     | 306 Oak Avenue |
| Area        | Brandon        |
| Subdivision | BRANDON        |
| City        | BRANDON        |
| County      | Hillsborough   |
| State       | FL             |
| Zip Code    | 33510-4434     |

Amenities

|              |   |
|--------------|---|
| # of Garages | 4 |
|--------------|---|

Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Thermostat                                          |
| Appliances        | Cooktop, Dishwasher, Electric Water Heater, Microwave, Refrigerator |
| Heating           | Electric                                                            |

|         |             |
|---------|-------------|
| Cooling | Central Air |
|---------|-------------|

## Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Lighting, Sliding Doors |
|-------------------|-------------------------|

|      |         |
|------|---------|
| Roof | Shingle |
|------|---------|

|            |      |
|------------|------|
| Foundation | Slab |
|------------|------|

## School Information

|            |          |
|------------|----------|
| Elementary | Yates-HB |
|------------|----------|

|      |            |
|------|------------|
| High | Brandon-HB |
|------|------------|

## Additional Information

|             |               |
|-------------|---------------|
| Date Listed | May 8th, 2025 |
|-------------|---------------|

|                |     |
|----------------|-----|
| Days on Market | 139 |
|----------------|-----|

|        |       |
|--------|-------|
| Zoning | RSC-6 |
|--------|-------|

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | A BETTER LIFE REALTY |
|----------------|----------------------|

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