

\$475,000 - 1213 Barmere Lane, BRANDON

MLS® #TB8386377

\$475,000

4 Bedroom, 3.00 Bathroom, 2,354 sqft

Residential on 0.19 Acres

HEATHER LAKES UNIT XXX1V, BRANDON, FL

Welcome to this well-maintained home located in the heart of Brandon! This four-bedroom, two-and-a-half-bath home is situated on an oversized lot! When you approach, the lush landscaping features a variety of tropical and colorful plants. The covered entry will shield your guests and packages while welcoming you inside to soaring ceilings and a bright and airy feel. The formal living and dining rooms offer space to entertain! The kitchen has been UPDATED with GRANITE countertops and backsplash, stainless steel appliances that include a new refrigerator (1/2025) and a new dishwasher (12/2024). A detached island is adorned with the same GRANITE and serves as a spot for quick meals, additional storage and a food prep area. You can also move the island and place a table in the bay window that overlooks the backyard. The family room is a cozy space with a wood burning fireplace and plenty of room for oversized furniture. Step outside to discover your personal slice of paradise featuring a private pool! You'll find multiple seating areas perfect for lounging and dining on the beautifully paved deck. A lush wall of hedges ensures privacy around the pool, while still allowing access to the rest of the property, which includes fruit trees, a shed, and is completely fenced in where pets, play and BBQs will take place! Back inside, there is a half bathroom on the first floor as well as a laundry room equipped with a folding table and full-size washer and dryer. Upstairs, the



primary bedroom is GRAND with a vaulted ceiling, oversized window and a walk-in closet. The en-suite has been UPDATED! There is a super-size walk-in shower with listello banding and built in bench, a soaker tub, dual sinks with GRANITE countertops and tile that is floor to ceiling! The three additional bedrooms are large and have access to the hall bathroom that is also UPDATED with GRANITE countertops, new flooring and has tile from tub to ceiling. Additional features and updates include a New Roof (2023), HVAC is 2019, New hot water heater (2024), double pane windows, gas range, a neutral paint pallet, 5" baseboards, new interior doors, updated hardware and fixtures and no carpet! The Solar Panels can remain if the Buyer wishes to have the lease transferred or the Seller will have them removed. Conveniently located near shopping (5 minutes to the Westfield Mall) and dining options, just 25 minutes from Tampa International Airport and 35 minutes from MacDill AFB. Heather Lakes Park is only one minute away, offering 18 acres of recreational space, which includes basketball and tennis courts, a soccer field, open areas, and a playground. Heather Lakes is a pet friendly community with no number limitations or weight restrictions. There is a Low HOA, No CDD and is not located in a flood zone.

Built in 1991

Essential Information

MLS® #	TB8386377
Price	\$475,000
Sold Price	\$470,000
Sold Date	August 1st, 2025
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	2,354
Acres	0.19
Year Built	1991
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	1213 Barmere Lane
Area	Brandon
Subdivision	HEATHER LAKES UNIT XXX1V
City	BRANDON
County	Hillsborough
State	FL
Zip Code	33511-1850

Amenities

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

Interior

Interior Features	Ceiling Fan(s), PrimaryBedroom Upstairs
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer
Heating	Electric, Solar
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Wood Burning
# of Stories	2

Exterior

Exterior Features	Private Mailbox
Roof	Shingle
Foundation	Slab

Additional Information

Date Listed	May 16th, 2025
Days on Market	120
Zoning	PD

Listing Details

Listing Office REALTY ONE GROUP SUNSHINE

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