

\$379,500 - 2723 Garden Falls Drive, BRANDON

MLS® #TB8388406

\$379,500

4 Bedroom, 3.00 Bathroom, 2,109 sqft

Residential on 0.08 Acres

BRANDON POINTE PH 3 PRCL, BRANDON,
FL

Live where everything you love is just minutes away. Located in the heart of Brandon, this upgraded Lennar-built 4-bedroom, 2.5-bath, 2-car-garage home combines walkability, comfort, and energy efficiency—only about a mile to Topgolf, Costco, iFLY, Total Wine, and Westfield Brandon Mall, with quick access to I-75, the Selmon Expressway, and Downtown Tampa.

Inside, over 2,100 sq ft of thoughtfully designed space awaits. The chef's kitchen showcases granite counters, 42" espresso cabinets with crown molding, a center island with bar seating, pantry, and ENERGY STAR stainless appliances. The main level flows easily to a covered, screened lanai, while a custom under-stair storage closet adds smart functionality.

Upstairs, the generous primary suite features French doors, a walk-in closet plus a second closet, and an en-suite bath with dual vanities, soaking garden tub, and separate shower. Three secondary bedrooms, a versatile loft/flex space, and a convenient main-floor laundry room complete the interior.

Built as part of Lennar's EcoSmart® series, the home includes a Voltex hybrid water heater, LP TechShield® radiant-barrier roof sheathing, GreenGuard Max™ weather wrap, Low-E double-pane windows, and a



15-SEER Lennox HVAC all working together to lower utility bills and boost year-round comfort. A brick-paver driveway, irrigation system, and gated security add extra value.

HOA dues (\$162/mo) cover full lawn care, and there's no CDD fee. Whether commuting to Tampa, exploring Water Street, or heading to the Gulf beaches, this move-in-ready home is your launchpad for vibrant, low-maintenance Florida living. Back on Market! Buyer never proceeded with deposit or inspections. Opportunity knocks again! Schedule your private showing today!

Built in 2014

Essential Information

MLS® #	TB8388406
Price	\$379,500
Sold Price	\$375,000
Sold Date	September 4th, 2025
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,109
Acres	0.08
Year Built	2014
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	2723 Garden Falls Drive
Area	Brandon
Subdivision	BRANDON POINTE PH 3 PRCL
City	BRANDON
County	Hillsborough

State	FL
Zip Code	33511-4705

Amenities

Parking	Driveway, Garage Door Opener, Guest
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Eating Space In Kitchen, In Wall Pest System, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Solid Wood Cabinets, Split Bedroom, Thermostat, Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Range Hood, Refrigerator, Washer, Water Softener
Heating	Central
Cooling	Central Air
# of Stories	2

Exterior

Exterior Features	Hurricane Shutters, Irrigation System, Lighting, Rain Gutters, Sidewalk, Sliding Doors
Lot Description	Sidewalk
Roof	Shingle
Foundation	Slab

School Information

Elementary	Lamb Elementary
Middle	McLane-HB
High	Spoto High-HB

Additional Information

Date Listed	May 21st, 2025
Days on Market	112
Zoning	PD

Listing Details

Listing Office	EZ CHOICE REALTY
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