

\$400,000 - 2016 Chelam Way, BRANDON

MLS® #TB8391960

\$400,000

3 Bedroom, 2.00 Bathroom, 1,747 sqft

Residential on 0.17 Acres

STERLING RANCH UNIT 1, BRANDON, FL

Sterling Ranch - Waterfront home, fishing allowed and a fenced in backyard..... Three Bedrooms/Office with a closet and could serve as a 4th bedroom, Two Bathrooms and a Two car Garage with lush landscaping! New Hurricane Windows and Doors - \$30K. Inside there's a large family room that offers serene views of the pond, complemented by a cozy wood-burning fireplace. The Kitchen is open, showcasing Stainless Steel appliances, Granite counter tops and a convenient pull-out trash can drawer. This home boasts all tile flooring, except for the guest bedrooms and office, and includes charming barn door entry to the guest rooms and bathrooms. This backyard is fenced and perfect for outdoor activities and fishing, the Panoramic screened and covered Lanai has a ceiling fan with a light fixture.. Sterling Ranch offers fantastic community amenities, including a clubhouse and a refreshing pool, ideal for enjoying Florida's sunny weather. Conveniently located just 25 minutes (16 miles) from Tampa International Airport and only 5 minutes from Westfield Brandon Mall, this home also provides easy access to I-75, SR60, and the Selmon Expressway. Commuting to downtown Tampa, Tampa International Airport, or MacDill AFB is seamless. For leisure, some of Florida's best beaches, like Clearwater Beach and St. Pete Beach, are just a short drive away. With one of the lowest HOA fees in the area, no CDD fees, and no rental restrictions, this home offers exceptional value



in a prime location. Also just around the corner is the Sterling Ranch Cypress Tree Bird Sanctuary! Make your appt today! New Sprinkler System, New Water Heater, New Microwave

Built in 1990

Essential Information

MLS® #	TB8391960
Price	\$400,000
Sold Price	\$390,000
Sold Date	July 24th, 2025
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,747
Acres	0.17
Year Built	1990
Type	Residential
Sub-Type	Single Family Residence
Style	Florida
Status	Sold

Community Information

Address	2016 Chelam Way
Area	Brandon
Subdivision	STERLING RANCH UNIT 1
City	BRANDON
County	Hillsborough
State	FL
Zip Code	33511-1707

Amenities

Amenities	Clubhouse, Pool
# of Garages	2
View	Water
Is Waterfront	Yes
Waterfront	Pond

Interior

Interior Features	Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Wood Burning
# of Stories	1

Exterior

Exterior Features	Irrigation System, Sidewalk, Sliding Doors
Roof	Shingle
Foundation	Slab

School Information

Elementary	Symmes-HB
Middle	McLane-HB
High	Spoto High-HB

Additional Information

Date Listed	May 31st, 2025
Days on Market	105
Zoning	PD

Listing Details

Listing Office	54 REALTY LLC
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