

\$2,100 - 2311 Cattleman Drive, BRANDON

MLS® #TB8412579

\$2,100

3 Bedroom, 2.00 Bathroom, 1,496 sqft

Residential Lease on 0.12 Acres

STERLING RANCH UNIT 6, BRANDON, FL

One or more photo(s) has been virtually staged. Welcome to this beautiful 3 bedroom, 2 bathroom, 2-car garage home offering approximately 1,500 sq. ft. of comfortable living space. The open-concept floor plan features a spacious living and dining room combination, along with a bright eat-in kitchen. The kitchen is equipped with stainless steel appliances, including a side-by-side refrigerator, gas range, microwave, and dishwasher. The primary bedroom includes a walk-in closet and an en-suite bathroom with a large shower. Flooring throughout the home consists of wood laminate, tile, and carpet. Outside, you can enjoy the nice-sized patio with a peaceful pond view—perfect for relaxing or entertaining. Washer and dryer are included for your convenience. The home is located in a desirable community with amenities such as a swimming pool and direct access to a nearby park with a playground and open fields. Lawn care is included in the rent. Don't miss this opportunity to live in a comfortable, well-maintained home in a great location!

All residents are enrolled in the Resident Benefits Package which is an additional \$49/month, payable with rent and includes utility concierge service making utility connection a breeze during your move-in, HVAC air filter delivered monthly (for applicable properties), our best-in-class resident rewards program, online maintenance portal, online rent payment portal, one late-fee



waiver and much more! If you decide to apply for one of our properties, there is a \$99 per adult application fee that is non-refundable. Also, a \$250 Lease Coordination Fee once the Application is approved. Anyone aged 18 or above residing at the property must apply. We will (1) check your credit report; (2) check for recent evictions; (3) verify your employment, if applicable; (4) personal income, assets, or assistance must be sufficient and verifiable; (5) verify your previous landlord references; and (6) perform criminal background screening; (7) be aware that some associations also have application fees. We encourage you not to apply if you have bad credit references or a poor rental history.

Built in 1995

Essential Information

MLS® #	TB8412579
Price	\$2,100
Sold Price	\$2,100
Sold Date	September 10th, 2025
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,496
Acres	0.12
Year Built	1995
Type	Residential Lease
Sub-Type	Single Family Residence
Status	Leased

Community Information

Address	2311 Cattleman Drive
Area	Brandon
Subdivision	STERLING RANCH UNIT 6
City	BRANDON
County	Hillsborough

State	FL
Zip Code	33511-2107

Amenities

# of Garages	2
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Interior

Interior Features	Ceiling Fan(s), Living Room/Dining Room Combo, Open Floorplan, Solid Wood Cabinets, Stone Counters, Thermostat, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Water Heater, Microwave, Range, Refrigerator, Washer
Heating	Central
Cooling	Central Air
# of Stories	1

Additional Information

Date Listed	July 30th, 2025
Days on Market	77

Listing Details

Listing Office	HOFFMAN REALTY, LLC
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Listing information last updated on October 29th, 2025 at 5:24am EDT