

\$2,300 - 1302 Sweet Gum Drive, BRANDON

MLS® #TB8429891

\$2,300

3 Bedroom, 3.00 Bathroom, 1,760 sqft

Residential Lease on 0.15 Acres

HEATHER LAKES UNIT XXXV, BRANDON,
FL



Location, Location, Location! This beautifully designed spacious and maintained corner single-family home in the Heather Lakes Subdivision features 3 bedrooms, 2 bathrooms, and a 2-car garage.

Inside, you'll find tiles throughout the home with no carpet, creating a clean and modern feel. The spacious layout includes both a formal living room and a family room, along with a separate dinette. The large kitchen is equipped with all appliances (including washer and dryer), a brand new Maytag stainless steel dishwasher, an eat-in area, a generous pantry, and a pass-through that overlooks the great room. The split bedroom floor plan offers privacy and convenience, and all appliances are included.

This home boasts a 4-year-old water heater and a 1-year-old water softener with a whole house water filtration system, ensuring high-quality water throughout. Additionally, it features a 240V outlet for EV charging, making it ideal for electric vehicle owners. The master bedroom is generously sized, featuring an attached full bathroom and a walk-in closet.

Included with the home is \$30 internet service until May 1, 2026. The home is equipped with Zapcap and TECO's Energy Planner, and tenants will need to take over these services when starting their electric connection.

Conveniently located just minutes from Westfield Mall, restaurants, Costco, Sam's Club, and schools, this home is also near Aldi, CVS, Walgreens, Lowe's, Walmart, and Publix. With easy access to I-75 and the Crosstown Expressway, travel to business, shopping, and entertainment is quick and convenient.

This is definitely a must-see and will rent fast!

Built in 1995

Essential Information

MLS® #	TB8429891
Price	\$2,300
Sold Price	\$2,300
Sold Date	September 26th, 2025
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,760
Acres	0.15
Year Built	1995
Type	Residential Lease
Sub-Type	Single Family Residence
Status	Leased

Community Information

Address	1302 Sweet Gum Drive
Area	Brandon
Subdivision	HEATHER LAKES UNIT XXXV
City	BRANDON
County	Hillsborough
State	FL
Zip Code	33511-1892

Amenities

of Garages 2

Interior

Interior Features Ceiling Fan(s), Walk-In Closet(s)

Appliances Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

Heating Central, Electric

Cooling Central Air

Exterior

Exterior Features Sliding Doors

Lot Description Corner Lot

Additional Information

Date Listed September 20th, 2025

Days on Market 37

Listing Details

Listing Office PRELUDE PM SERVICES

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