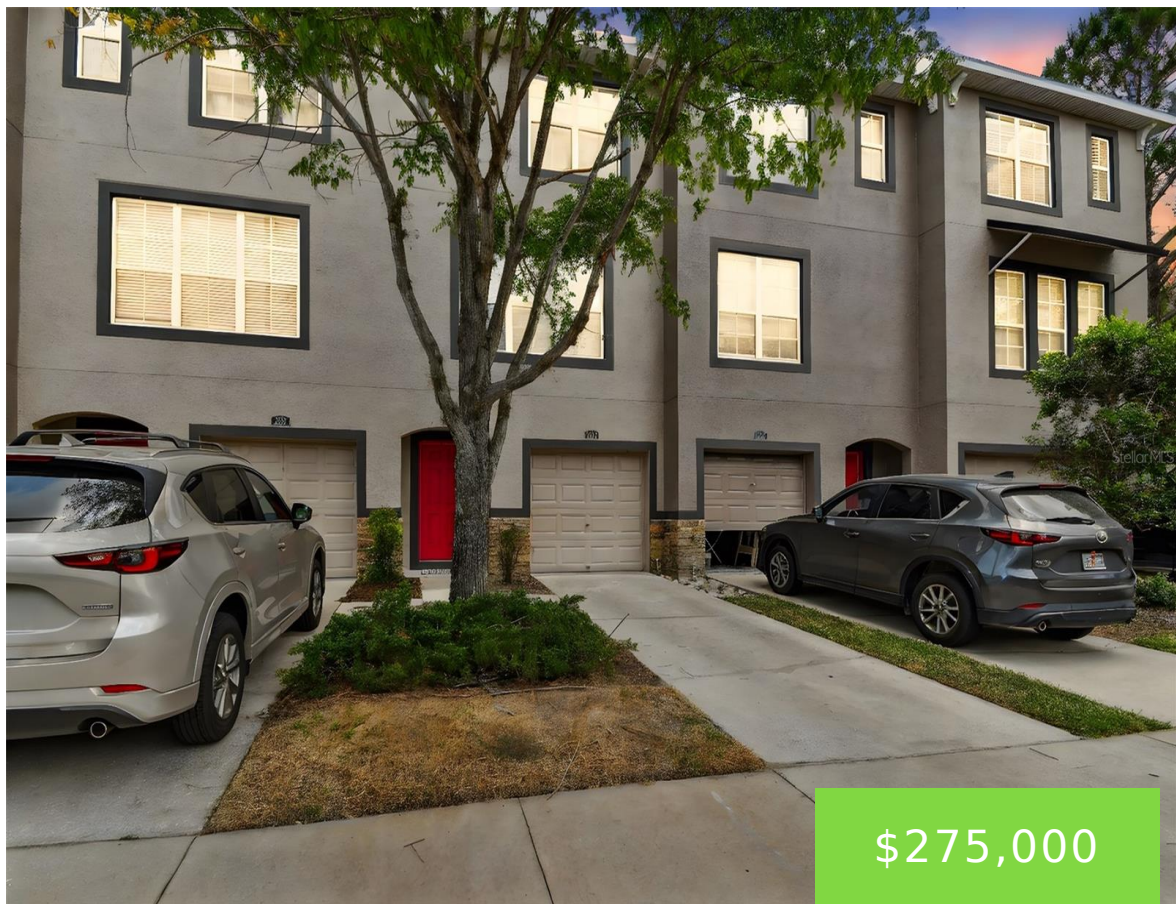


2547 LEXINGTON OAK DRIVE BRANDON FL 33511

https://candiscarmichael.com



Short Sale. ****APPROVED SHORT SALE***Tucked inside the sought-after Lake Brandon Townhomes, this meticulously updated 3-bedroom, 3.5-bath home offers the perfect blend of comfort, style, and smart living—all in one of Hillsborough County’s most convenient locations. With nearly 2,000 square feet of thoughtfully designed space, you’ll love coming home to modern finishes and peace of mind. [...]

- 3 beds
- 4 baths
- Residential
- Townhouse
- Active
- 1917 sq ft



Courtesy of

Listing Office: KELLER WILLIAMS REALTY- PALM H
Status: Active

Office ID: MFR260010721
MLS ID: MFRTB8379995



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Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8379995>

Basics

Bathrooms Full: 3

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 4 baths

Area, sq ft: 1917 sq ft

Year built: 2008

SubdivisionName: LAKE BRANDON PRCL 113

GarageSpaces: 1

Bathrooms Half: 1

Category: Townhouse

Bedrooms: 3 beds

Half baths: 1 half bath

Lot size, sq ft: 1298 sq ft

View: Trees/Woods

ListOfficeName: KELLER WILLIAMS REALTY-PALM H

ListAOR: mfrmls

Location Details

Township: 29

Elementary School: Lamb Elementary

High School: Spoto High-HB

Road Surface Type: Asphalt, Paved

Middle Or Junior School: McLane-HB

Property Features



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Interior Features: Ceiling Fans(s), Eat-in Kitchen, Open Floorplan, Primary Bedroom Upstairs, Stone Counters, Thermostat, Walk-In Closet(s)

Flooring: Carpet, Luxury Vinyl, Tile

Parking Features: Driveway, Ground Level

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK, Yes

Roof: Shingle

View: Trees/Woods

Sewer: Public Sewer

Heating: Central

Appliances: Dishwasher, Microwave, Range, Refrigerator, Tankless Water Heater, Water Filtration System, Water Softener

Laundry Features: Inside, Laundry Room

Garage YN: Yes

Garage Spaces: 1

Exterior Features: Sidewalk, Sliding Doors

Utilities: Cable Available, Electricity Connected, Phone Available, Sewer Connected, Water Connected

Water Source: Public

Cooling: Central Air

Property Details

Subdivision Name: LAKE BRANDON PRCL 113

Levels: Three Or More

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: U-32-29-20-83L-000006-00004.0

Direction Faces: South

Construction Materials: Concrete, Stucco

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Association Fee: 315

Association Fee Includes: Pool, Maintenance Structure, Maintenance Grounds, Management, Pest Control, Recreational Facilities, Sewer, Trash, Water

Community Features: Clubhouse, Community Mailbox, Deed Restrictions, Gated Community - No Guard, Park, Pool, Sidewalks



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Fees&Taxes

Tax Year: 2024

Tax Annual Amount: \$5,018

Tax Legal Description: LAKE BRANDON PARCEL 113 LOT 4
BLOCK 6

Tax Lot: 4

Rooms

Room type	Dimensions	Level	Length	Width
Living Room	19x22	Second	22	19
Kitchen	9x13	Second	13	9
Primary Bedroom	18x21	Third	21	18
Primary Bathroom	9x6	Third	6	9
Bedroom 2	13x17	Third	17	13
Bedroom 3	13x13	First	13	13

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Clubhouse, Community Mailbox, Deed Restrictions, Gated Community - No Guard, Park, Pool, Sidewalks

Utilities: Cable Available, Electricity Connected, Phone Available, Sewer Connected, Water Connected

Amenities: Dishwasher, Microwave, Range, Refrigerator, Tankless Water Heater, Water Filtration System, Water Softener

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Sidewalk, Sliding Doors

Features: Ceiling Fans(s), Eat-in Kitchen, Open Floorplan, PrimaryBedroom Upstairs, Stone Counters, Thermostat, Walk-In Closet(s)

Building Details

NewConstructionYN: No

Exterior material: Concrete, Stucco

Parking: Driveway, Ground Level

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Showing Requirements: ShowingTime

Occupant Type: Vacant



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