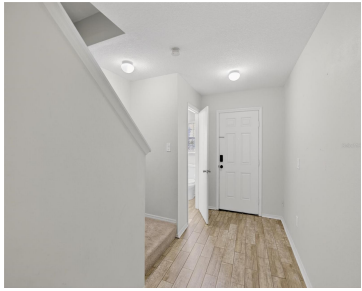


# 2605 OLEANDER LAKES DRIVE BRANDON FL 33511

<https://candiscarmichael.com>



\$229,900



Welcome to this well-maintained 3-bedroom, 2.5-bath townhouse located in a gated community in the heart of Brandon. This home offers a functional layout with spacious living area and a screened-in lanai—perfect for relaxing or entertaining year-round. The back lanai also features a large storage closet, providing added convenience. The roof was replaced in 2025, providing [...]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Active
- 1362 sq ft



## Courtesy of

**Listing Office:** CHARLES RUTENBERG REALTY INC

**Status:** Active

**Office ID:** MFR260000779

**MLS ID:** MFRTB8497300



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Phone: 727-888-3292  
Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8497300>

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## Basics

**Bathrooms Full:** 2

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 2 floors

**Lot size, sq ft:** 1640 sq ft

**SubdivisionName:** EDGEWATER AT LAKE BRANDON

**GarageSpaces:** 1

**Bathrooms Half:** 1

**Category:** Townhouse

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Area, sq ft:** 1362 sq ft

**Year built:** 2005

**ListOfficeName:** CHARLES RUTENBERG REALTY INC

**ListAOR:** mfrmls

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## Location Details

**Township:** 29

**Road Surface Type:** Paved

**Elementary School:** Lamb Elementary **Middle Or Junior School:** Giunta Middle-HB

**High School:** Spoto High-HB

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## Property Features



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**Interior Features:** Ceiling Fans(s), Kitchen/Family Room Combo, PrimaryBedroom Upstairs, Walk-In Closet(s)

**Flooring:** Carpet, Ceramic Tile, Laminate

**Garage YN:** Yes

**Garage Spaces:** 1

**Exterior Features:** Storage

**Window Features:** Blinds

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Inside, Laundry Closet

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Utilities:** BB/HS Internet Available, Cable Available

**Sewer:** Public Sewer

**Heating:** Central

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## Property Details

**Subdivision Name:** EDGEWATER AT LAKE BRANDON

**Levels:** Two

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional, FHA, VA Loan

**Parcel Number:** U-32-29-20-81E-000024-00004.0

**Direction Faces:** Southwest

**Construction Materials:** Block, Frame

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Community Features:** Gated Community - No Guard, Pool

**Association Fee:** 405

**Association Fee Includes:** Pool, Maintenance Grounds, Sewer, Trash, Water

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## Fees&Taxes



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**Tax Year:** 2025

**Tax Annual Amount:** \$4,620

**Tax Legal Description:** EDGEWATER AT LAKE BRANDON LOT 4 **Tax Lot:** 4  
BLOCK 24

## Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	10x11	First	11	10
Living Room	10x13	First	13	10
Primary Bedroom	14x11	Second	11	14
Bedroom 2	9x12	Second	12	9
Bedroom 3	9x11	Second	11	9
Dining Room	8x8	First	8	8

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Gated Community - No Guard, Pool

**ExteriorFeatures:** Storage

**Features:** Ceiling Fans(s), Kitchen/Family Room Combo, PrimaryBedroom Upstairs, Walk-In Closet(s)

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**WindowFeatures:** Blinds

**Utilities:** BB/HS Internet Available, Cable Available

**Amenities:** Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer



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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Frame

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Showing Requirements:** Supra Lock Box

**Occupant Type:** Owner



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