

# \$439,900 - 103 Kiana Drive, BRANDON

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MLS® #T3444774

## **\$439,900**

4 Bedroom, 2.00 Bathroom, 2,390 sqft

Residential on 0.18 Acres

HICKORY LAKES PH 1, BRANDON, FL

NO BACKYARD NEIGHBORS! This great Pond View home in the heart of Brandon features a welcoming and open, Split Floor Plan, three car garage, with four spacious bedrooms! You will enter a large Living/Dining combination. Separate Family Room off the kitchen that can serve multiple uses. Open kitchen overlooking the large, screened lanai. Great for entertaining! The Master bedroom has privacy in the back of the home with two secondary bedrooms, sharing the hall bath. The fourth bedroom is at the opposite end of the home, so the privacy factor is great here! The Master Suite features a large walk-closet and plenty of space! The Master Bath has a Garden Tub, Dual sinks and separate, walk in shower. The kitchen has an Island, Breakfast Bar, and plenty of cabinet space. The laundry room has plenty of cabinets, a deep sink and lots of storage! Enjoy some bird watching on your large, screened lanai as you take in the lovely pond views here. Newer roof (2020), newer AC (2015) and very well maintained! Centrally located in the heart of Brandon and close to shopping and a vast number of great restaurants! Easy access to all major interstates and the Leroy Selmon Expressway. Come and take a look today!



Built in 2002

## **Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | T3444774                |
| Price          | \$439,900               |
| Sold Price     | \$430,000               |
| Date Sold      | June 29th, 2023         |
| Bedrooms       | 4                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 2,390                   |
| Acres          | 0.18                    |
| Year Built     | 2002                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Contemporary            |
| Status         | Sold                    |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 103 Kiana Drive    |
| Area        | Brandon            |
| Subdivision | HICKORY LAKES PH 1 |
| City        | BRANDON            |
| County      | Hillsborough       |
| State       | FL                 |
| Zip Code    | 33511              |

### **Amenities**

|              |   |
|--------------|---|
| # of Garages | 3 |
|--------------|---|

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fans(s), High Ceilings, Master Bedroom Main Floor, Open Floorplan, Split Bedroom, Walk-In Closet(s), Window Treatments |
| Appliances        | Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer                            |
| Heating           | Central, Electric, Natural Gas   |
| Cooling           | Central Air  |
| # of Stories      | 1  |

### **Exterior**

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Sidewalk, Sliding Doors |
| Lot Description   | Sidewalk, Paved         |

|            |         |
|------------|---------|
| Roof       | Shingle |
| Foundation | Slab    |

**School Information**

|            |              |
|------------|--------------|
| Elementary | Kingswood-HB |
| Middle     | Rodgers-HB   |
| High       | Brandon-HB   |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2023 |
| Days on Market | 339           |
| Zoning         | PD            |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | SMITH & ASSOCIATES REAL ESTATE |
|----------------|--------------------------------|

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