

# **\$2,295 - 1206 Grassy Meadow Place, BRANDON**

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MLS® #TB8423231

## **\$2,295**

4 Bedroom, 2.00 Bathroom, 1,608 sqft

Residential Lease on 0.13 Acres

HEATHER LAKES UNIT XXXV, BRANDON, FL

Lovely home located on a cul de sac with no backyard neighbor and a beautiful lake! This 4 bedroom, 2 bath home has no carpet and has been freshly painted throughout in neutral color to enhance any furnishings. ALL NEW CABINETS and QUARTZ counters in the kitchen with an opening overlooking the expansive family room. Adjacent to the kitchen is the laundry room with hook ups for your washer and dryer. The main living areas are all tile floors with the bedroom floors being wood laminate....NO CARPET IN THS HOME! Primary bedroom is located off to the right and features dual sinks and a walk in shower. A spacious walk in closet has new laminate floors. Vaulted ceilings give the family room a very open feel and sliding glass doors leading to the screened lanai allow plenty of natural light to enhance the room. At the back of the home is one bedroom located off of the family room. At the front of the home are two additional bedrooms that share an updated bath with NEW TUB, TILE, VANITY, MIRROR and LIGHT. Located near Mintz Elementary School and easy access to WalMart, Publix, banks and restaurants as well as I-75 and the Selmon Expressway. No additional charges per month except optional \$10.50 renters insurance. Owner pays for trash removal. CRITERIA: Application fee is \$50 No prior evictions, minimum credit score of 600, income at least \$6,500 per month.



Built in 1995

**Essential Information**

MLS® #	TB8423231
Price	\$2,295
Sold Price	\$2,295
Date Sold	October 10th, 2025
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,608
Acres	0.13
Year Built	1995
Type	Residential Lease
Sub-Type	Single Family Residence
Status	Leased

**Community Information**

Address	1206 Grassy Meadow Place
Area	Brandon
Subdivision	HEATHER LAKES UNIT XXXV
City	BRANDON
County	Hillsborough
State	FL
Zip Code	33511

**Amenities**

Parking	Garage Door Opener
# of Garages	2

**Interior**

Interior Features	Ceiling Fans(s), Eat-in Kitchen, Open Floorplan, Solid Surface Counters, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Electric Water Heater, Microwave, Range, Refrigerator
Heating	Central
Cooling	Central Air
Furnished	Unfurnished

**Exterior**

Exterior Features	Sliding Doors
Lot Description	Cul-De-Sac

**School Information**

Elementary	Mintz-HB
Middle	Giunta Middle-HB
High	Brandon-HB

**Additional Information**

Date Listed	September 5th, 2025
Days on Market	35

**Listing Details**

Listing Office	RE/MAX REALTY UNLIMITED
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Listing information last updated on October 13th, 2025 at 3:20am EDT