

1201 HUMMINGBIRD LN, BRANDON
3BDRM/2BATH/1CAR + SCREENED LANAI

- **AMAZING OPPORTUNITY TO OWN ALMOST 2-ACRES IN BRANDON!**
- **THIS FULLY FENCED LOT OFFERS A BEAUTIFUL FLAT LAND TO ENJOY!**
- **CHARMING CURB APPEAL FEATURES EXTENDED DRIVEWAY, BRICK EXTERIOR, LEVEL LAND, AND SCREENED-IN FRONT PATIO!**
- **FAMILY ROOM BOASTS A STATEMENT BRICK WALL WITH FIREPLACE, VAULTED CEILING, AND ACCESS TO THE SCREENED LANAI!**
- **THE GALLERY STYLE KITCHEN OFFERS TONS OF NATURAL LIGHT FROM THE LARGE WINDOW OVERLOOKING THE FRONT YARD!**
- **MASTER BEDROOM IS HUGE WITH PRIVATE OUTDOOR EXIT, ATTACHED BATHROOM WITH A DRESSING AREA & MAKEUP VANITY!**
- **TWO ADDITIONAL BEDROOMS SHARE A SECOND FULL BATH!**
- **GREAT LOCATION, CENTRAL TO TONS OF SHOPPING & DINING, AND QUICK ACCESS TO SR-60 & I-75!**
- **NO CDD & NO HOA SO BRING ALL OF YOUR TOYS TO STORE ON PROPERTY!**