

# **\$587,000 - 1310 Rustlewood Drive, BRANDON**

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MLS® #TB8401412

**\$587,000**

5 Bedroom, 3.00 Bathroom, 3,671 sqft

Residential on 0.46 Acres

BRANDONWOOD SUB UNIT N, BRANDON,  
FL

**\*\* ASSUMABLE LOAN \*\*** Welcome to this beautiful CUSTOM BUILT 5bd/3ba/2.5cg + POOL home located in the heart of Brandon in the well established Brandonwood Estates. This spacious home features a flexible layout perfect for multi-generational living. NO HOA or CDD, with this oversized corner lot you could bring your boat and RV. The circular driveway makes for an easy in and out. The back yard is fully fenced in and the property has plenty of matured oak trees. Once inside, the foyer opens to a formal living room. The downstairs includes a great room with a fire place, a multi-use room currently set up as an office, ideal for remote workers or as a formal dining room. The heart of the home is the EAT-IN kitchen that offers plenty of cabinet space, a pantry, coffee bar, courts countertops and all appliances included. Upstairs you will find 5 spacious bedrooms including the master retreat complete w/its own private en suite bath. Enjoy some time on the balcony looking over your property. Now lets go out back into the large BONUS ROOM where you have a bar for serving and a pool table for entertaining all while swimming in the large 16 x 35 sparkling pool and enjoying the fire pit out back as well. New Roof 2020, Windows 2024, AC 2022 , Pool resurfaced in 2024. This beautiful home is ideally located conveniently near the local elementary school, minutes to shopping/dining at Westfield Mall, w/easy commutes via I75, I4 & the Crosstown. \*Seller



is offering a Home credit for the front door and  
Bathtub.\*

Built in 1972

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | TB8401412               |
| Price          | \$587,000               |
| Sold Price     | \$540,000               |
| Date Sold      | October 24th, 2025      |
| Bedrooms       | 5                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 2                       |
| Half Baths     | 1                       |
| Square Footage | 3,671                   |
| Acres          | 0.46                    |
| Year Built     | 1972                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Sold                    |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 1310 Rustlewood Drive  |
| Area        | Brandon                |
| Subdivision | BRANDONWOOD SUB UNIT N |
| City        | BRANDON                |
| County      | Hillsborough           |
| State       | FL                     |
| Zip Code    | 33510                  |

**Amenities**

|              |     |
|--------------|-----|
| # of Garages | 2   |
| Has Pool     | Yes |

**Interior**

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fans(s), Split Bedroom, Walk-In Closet(s)                                                      |
| Appliances        | Bar Fridge, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer |
| Heating           | Central, Electric                                                                                      |

|              |                   |
|--------------|-------------------|
| Cooling      | Central Air       |
| Fireplace    | Yes               |
| Fireplaces   | Electric, Masonry |
| # of Stories | 2                 |

### **Exterior**

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Balcony, Private Mailbox, Rain Gutters |
| Roof              | Shingle                                |
| Foundation        | Slab                                   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 83              |
| Zoning         | RSC-6           |

### **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | RE/MAX REALTY UNLIMITED |
|----------------|-------------------------|

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