

# Unit 2103 Hartlebury Way # 413 - Highgate IV

2103 Hartlebury Way # 413 - 2001-2223 Hartlebury Wy, Sun City Center, FL, Hillsborough 33573

## Unit Information

MLS Number: A4589462  
 Status: ACTIVE  
 Size: 1,529 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Workshop in Garage  
 View: Garden, Trees/Woods  
 List Price: \$250,000  
 List PPSF: \$164  
 Valuated Price: \$242,000  
 Valuated PPSF: \$172

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

## Building Information

Number of units: 120  
 Number of active listings for rent: 0  
 Number of active listings for sale: 2  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

## Building Association Information

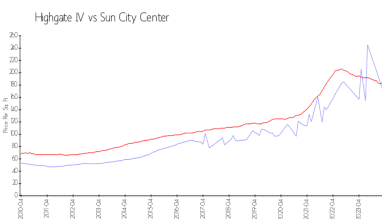
**Sun City Center Community Association**  
 1009 North Pebble Beach Blv  
 Sun City Center  
 Ph: 813-633-3500  
 URL: <http://www.suncitycenter.org/association.html>

**Kings Point Community**  
 1904 Clubhouse Dr  
 Sun City Center  
 Ph: 813-642-8790  
 URL: <http://kpscc.com/>

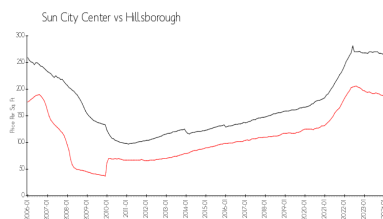
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,403 sq ft	Feb 2024	\$207,000	\$148
404	1,529 sq ft	Nov 2023	\$260,000	\$170
0	1,203 sq ft	Sep 2023	\$295,000	\$245
442	1,448 sq ft	Jul 2023	\$223,500	\$154
488	1,403 sq ft	May 2023	\$259,900	\$185
2115	1,203 sq ft	May 2023	\$249,900	\$208

## Market Information



Highgate IV: \$172/sq. ft.



Sun City Center: \$185/sq. ft.



Sun City Center: \$185/sq. ft. Hillsborough: \$249/sq. ft.

**Inventory for Sale**

Highgate IV	2%
Sun City Center	3%
Hillsborough	2%

**Avg. Time to Close Over Last 12 Months**

Highgate IV	43 days
Sun City Center	53 days
Hillsborough	43 days