

# Unit 1009 Otter Mill Way # 14 - Oxford I

1009 Otter Mill Way # 14 - 902-1112 McDaniel St, Sun City Center, FL, Hillsborough 33573

## Unit Information

MLS Number: A4590983  
 Status: ACTIVE  
 Size: 1,590 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Garage Door Opener  
 View: Water  
 List Price: \$350,000  
 List PPSF: \$220  
 Valuated Price: \$249,000  
 Valuated PPSF: \$157

*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: 140  
 Number of active listings for rent: 0  
 Number of active listings for sale: 5  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

## Building Association Information

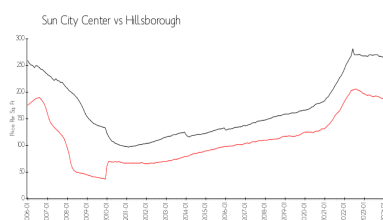
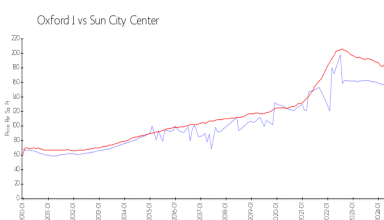
**Sun City Center Community Association**  
 1009 North Pebble Beach Blv  
 Sun City Center  
 Ph: 813-633-3500  
 URL: <http://www.suncitycenter.org/association.html>

**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
	2,171 sq ft	Apr 2024	\$340,000	\$157
78	1,757 sq ft	Feb 2024	\$360,000	\$205
	1,559 sq ft	Nov 2023	\$320,000	\$205
42	1,838 sq ft	Oct 2023	\$340,000	\$185
106	1,342 sq ft	Aug 2023	\$265,000	\$197
	1,757 sq ft	Aug 2023	\$299,900	\$171

## Market Information



Oxford I: \$157/sq. ft.

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



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

### **Inventory for Sale**

Oxford I	4%
Sun City Center	3%
Hillsborough	2%

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

Oxford I	67 days
Sun City Center	53 days
Hillsborough	43 days