

# Unit 10404 Lake Montauk Dr - Riverview Lakes

10404 Lake Montauk Dr - 10403-10690 Lake Montauk Dr, Riverview, FL, Hillsborough 33578

## Unit Information

MLS Number:	T3450261
Status:	ACTIVE
Size:	2,204 Sq ft.
Bedrooms:	4
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	
View:	
List Price:	\$370,000
List PPSF:	\$168
Valuated Price:	\$333,000
Valuated PPSF:	\$151

*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:	114
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:	5
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

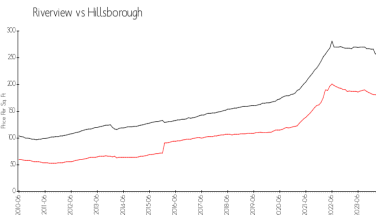
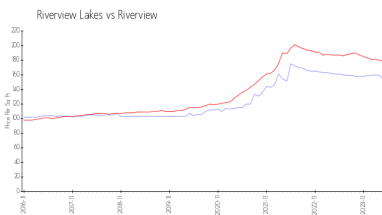
## Building Association Information

Lennar at Riverview Lakes Townhomes  
 10677 Lake Montauk Drive  
 Riverview, Florida 33578  
 +1 888-203-6586

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,884 sq ft	Mar 2024	\$300,000	\$159
	1,928 sq ft	Jan 2024	\$305,000	\$158
	1,993 sq ft	Oct 2023	\$302,000	\$152
	1,884 sq ft	Jul 2023	\$287,000	\$152
	1,993 sq ft	May 2023	\$310,000	\$156

## Market Information



Riverview Lakes:	\$151/sq. ft.	Riverview:	\$178/sq. ft.
Riverview:	\$178/sq. ft.	Hillsborough:	\$249/sq. ft.

## Inventory for Sale

Riverview Lakes	2%
Riverview	2%



Hillsborough

2%

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

Riverview Lakes

162 days

Riverview

44 days

Hillsborough

43 days