

# Unit 6769 Breezy Palm Dr - Eagle Palm I

6769 Breezy Palm Dr - 6704-6762 Eagle Feather Dr, Riverview, FL, Hillsborough 33578

## Unit Information

MLS Number: T3488811  
 Status: ACTIVE  
 Size: 1,864 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: Garage Door Opener, Guest  
 View: Trees/Woods  
 List Price: \$305,000  
 List PPSF: \$164  
 Valuated Price: \$289,000  
 Valuated PPSF: \$155

*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: 147  
 Number of active listings for rent: 0  
 Number of active listings for sale: 4  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

## Building Association Information

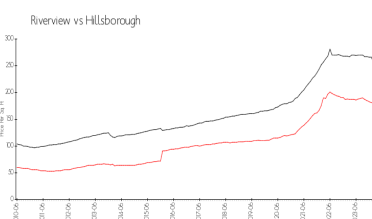
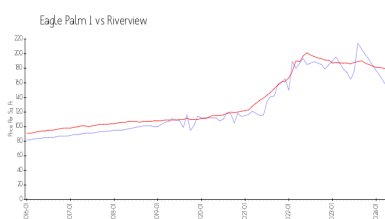
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 EaglePalmsHOA@condogrp.com  
 Office: 813-574-7835  
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<http://eaglepalmshoa.com/>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
|        | 1,864 sq ft | Sep 2023     | \$300,000  | \$161 |
|        | 1,298 sq ft | Aug 2023     | \$265,000  | \$204 |
|        | 1,298 sq ft | Aug 2023     | \$290,000  | \$223 |
|        | 1,298 sq ft | Jul 2023     | \$265,000  | \$204 |
|        | 1,298 sq ft | Jul 2023     | \$250,000  | \$193 |
|        | 1,864 sq ft | Jul 2023     | \$286,000  | \$153 |

## Market Information



Eagle Palm I: \$155/sq. ft.  
 Riverview: \$178/sq. ft.  
 Hillsborough: \$249/sq. ft.



## **Inventory for Sale**

|              |    |
|--------------|----|
| Eagle Palm I | 3% |
| Riverview    | 2% |
| Hillsborough | 2% |

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

|              |         |
|--------------|---------|
| Eagle Palm I | 28 days |
| Riverview    | 44 days |
| Hillsborough | 43 days |