

# Unit 2244 Grenadier Dr # 32 - Gloucester

2244 Grenadier Dr # 32 - 302-310 Gloucester Blvd, Sun City Center, FL, Hillsborough 33573

## Unit Information

MLS Number:	T3491096
Status:	ACTIVE
Size:	984 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Covered, Golf Cart Garage, Guest
View:	
List Price:	\$168,000
List PPSF:	\$171
Valuated Price:	\$182,000
Valuated PPSF:	\$185

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:	402
Number of active listings for rent:	0
Number of active listings for sale:	15
Building inventory for sale:	3%
Number of sales over the last 12 months:	19
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

## 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

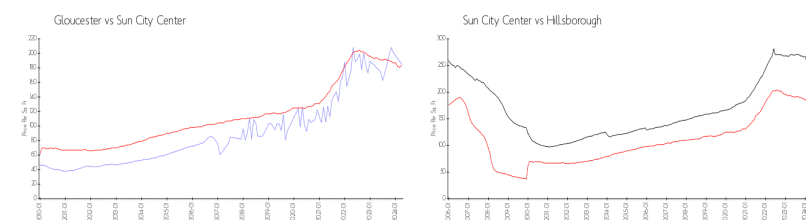
Ph: 813-642-8790

URL: <http://kpscc.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	984 sq ft	Apr 2024	\$194,000	\$197
313	1,008 sq ft	Mar 2024	\$219,990	\$218
1	1,008 sq ft	Mar 2024	\$199,900	\$198
2220	984 sq ft	Dec 2023	\$133,000	\$135
1	1,301 sq ft	Nov 2023	\$220,000	\$169
46	984 sq ft	Nov 2023	\$183,500	\$186

## Market Information



Gloucester: \$185/sq. ft.

Sun City Center: \$184/sq. ft.



Sun City Center:	\$184/sq. ft.	Hillsborough:	\$251/sq. ft.
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### **Inventory for Sale**

Gloucester	4%
Sun City Center	3%
Hillsborough	2%

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

Gloucester	56 days
Sun City Center	53 days
Hillsborough	43 days