

Unit 6949 Towering Spruce Dr - Oak Creek 2

6949 Towering Spruce Dr - 6905-7055 Towering Spruce Dr, Riverview, FL, Hillsborough 33578

Unit Information

MLS Number:	T3499721
Status:	ACTIVE
Size:	1,120 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	
View:	
List Price:	\$245,000
List PPSF:	\$219
Valuated Price:	\$228,000
Valuated PPSF:	\$204

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:	264
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	1%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

Building Association Information

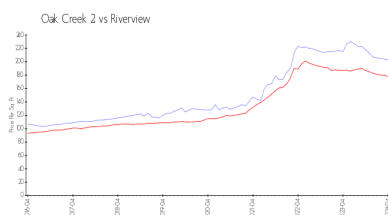
Villages of Oak Creek
Master Association
Greenacre Properties Inc
4131 Gunn Hwy
Tampa, FL 33618
Office: (813) 600-1100

<http://www.myoakcreekcommunity.net/homeowners-association/>

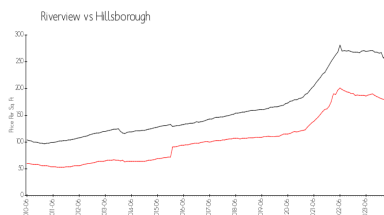
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,240 sq ft	Dec 2023	\$240,000	\$194
	1,176 sq ft	Dec 2023	\$260,000	\$221
	1,120 sq ft	Oct 2023	\$255,000	\$228
	1,120 sq ft	Aug 2023	\$265,000	\$237
	1,240 sq ft	Aug 2023	\$260,000	\$210
	1,120 sq ft	Aug 2023	\$254,000	\$227
	1,176 sq ft	Aug 2023	\$256,900	\$218

Market Information



Oak Creek 2: \$203/sq. ft.
Riverview: \$178/sq. ft.



Riverview: \$178/sq. ft.
Hillsborough: \$251/sq. ft.



Inventory for Sale

Oak Creek 2	1%
Riverview	2%
Hillsborough	2%

Avg. Time to Close Over Last 12 Months

Oak Creek 2	13 days
Riverview	43 days
Hillsborough	44 days