

# Unit 2245 Grenadier Dr # 156 - Gloucester

2245 Grenadier Dr # 156 - 302-310 Gloucester Blvd, Sun City Center, FL, Hillsborough 33573

## Unit Information

MLS Number: T3508132  
 Status: ACTIVE  
 Size: 800 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: Guest  
 View:  
 List Price: \$139,900  
 List PPSF: \$175  
 Valuated Price: \$148,000  
 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: 14  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 22  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 3

## Building Association Information

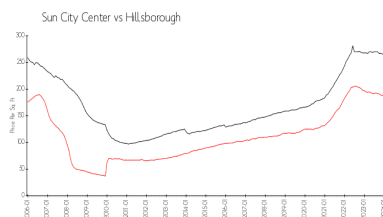
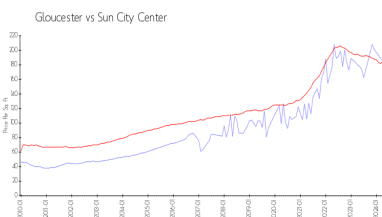
**Sun City Center Community Association**  
 1009 North Pebble Beach Blv  
 Sun City Center  
 Ph: 813-633-3500  
 URL: <http://www.suncitycenter.org/association.html>

**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: \$185/sq. ft.



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

### **Inventory for Sale**

Gloucester	3%
Sun City Center	3%
Hillsborough	2%

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

Gloucester	54 days
Sun City Center	53 days
Hillsborough	43 days