

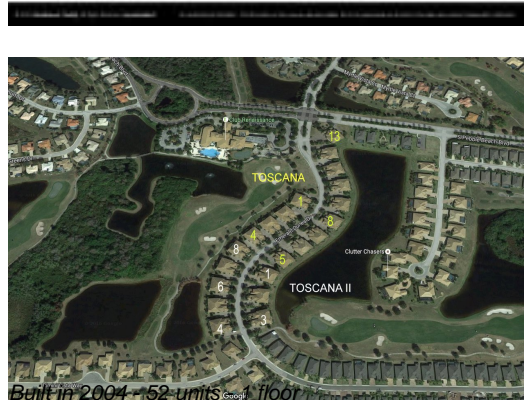
Unit 1360 Emerald Dunes Dr # 24 - Toscana at Renaissance

1360 Emerald Dunes Dr # 24 - 1310-1373 Emerald Dunes Dr, Sun City Center, FL, Hillsborough 33573

Unit Information

MLS Number: T3509858
 Status: ACTIVE
 Size: 2,482 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Driveway, Garage Door Opener, Ground Level, Parking Pad
 View: Golf Course, Water
 List Price: \$495,000
 List PPSF: \$199
 Valuated Price: \$404,000
 Valuated PPSF: \$163

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: 52
 Number of active listings for rent: 0
 Number of active listings for sale: 2
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 4
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 1

Building Association Information

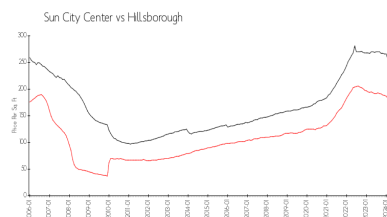
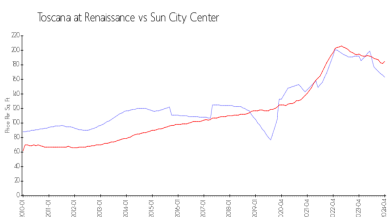
Sun City Center Community Association
 1009 North Pebble Beach Blv
 Sun City Center
 Ph: 813-633-3500
 URL: <http://www.suncitycenter.org/association.html>

Kings Point Community
 1904 Clubhouse Dr
 Sun City Center
 Ph: 813-642-8790
 URL: <http://kpsc.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1370	2,482 sq ft	Mar 2024	\$450,000	\$181
	2,482 sq ft	Nov 2023	\$440,000	\$177
	1,860 sq ft	Sep 2023	\$370,000	\$199
	1,860 sq ft	Jul 2023	\$375,000	\$202

Market Information



Toscana at \$163/sq. ft.

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

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

Inventory for Sale

Toscana at Renaissance	4%
Sun City Center	3%
Hillsborough	2%

Avg. Time to Close Over Last 12 Months

Toscana at Renaissance	118 days
Sun City Center	53 days
Hillsborough	43 days