

Unit 604 McDaniel St # 4 - Manchester I II & III

604 McDaniel St # 4 - 533-808 McDaniel St, Sun City Center, FL, Hillsborough 33573

Unit Information

MLS Number:	T3510000
Status:	ACTIVE
Size:	2,105 Sq ft.
Bedrooms:	2
Full Bathrooms:	3
Half Bathrooms:	0
Parking Spaces:	Garage Door Opener
View:	Golf Course
List Price:	\$349,000
List PPSF:	\$166
Valuated Price:	\$349,000
Valuated PPSF:	\$166

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:	258
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	1%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	3
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

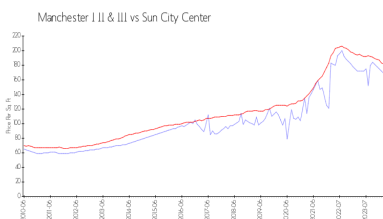
Ph: 813-642-8790

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

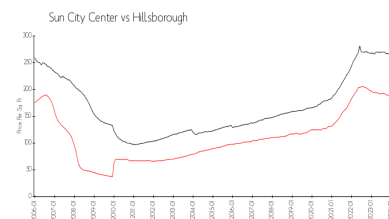
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
175	1,192 sq ft	Apr 2024	\$225,000	\$189
619	2,105 sq ft	Jan 2024	\$410,000	\$195
	1,336 sq ft	Jan 2024	\$266,000	\$199
33	1,584 sq ft	Oct 2023	\$291,500	\$184
19	2,105 sq ft	Sep 2023	\$405,000	\$192
282	1,556 sq ft	Sep 2023	\$260,000	\$167

Market Information



Manchester I II & III: \$166/sq. ft.
Sun City Center: \$185/sq. ft.



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



Inventory for Sale

Manchester I II & III	2%
Sun City Center	3%
Hillsborough	2%

Avg. Time to Close Over Last 12 Months

Manchester I II & III	59 days
Sun City Center	53 days
Hillsborough	43 days