

# 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:	\$358,000
Valuated PPSF:	\$170

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:	5
Building inventory for sale:	1%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

## 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

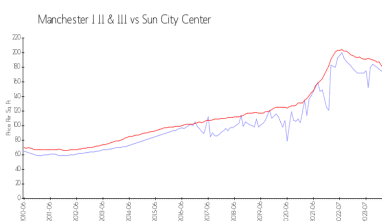
Ph: 813-642-8790

URL: <http://kp SCC.com/>

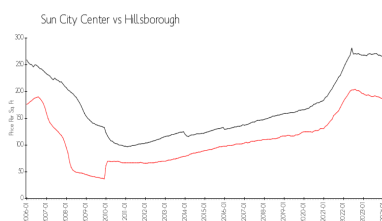
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	2,082 sq ft	May 2024	\$375,000	\$180
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

## Market Information



Manchester I II & III: \$170/sq. ft.  
Sun City Center: \$184/sq. ft.



Sun City Center: \$184/sq. ft.  
Hillsborough: \$251/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	54 days
Sun City Center	53 days
Hillsborough	43 days