

# Unit 4631 Chatterton Way - Magnolia Park Central

4631 Chatterton Way - 4603-4733 Sommerset Hill Ln, Riverview, FL, Hillsborough 33578

## Unit Information

MLS Number:	T3512803
Status:	PENDING
Size:	1,280 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Assigned, Guest
View:	
List Price:	\$247,000
List PPSF:	\$193
Valuated Price:	\$241,000
Valuated PPSF:	\$188

*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:	108
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	2%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	3

## Building Association Information

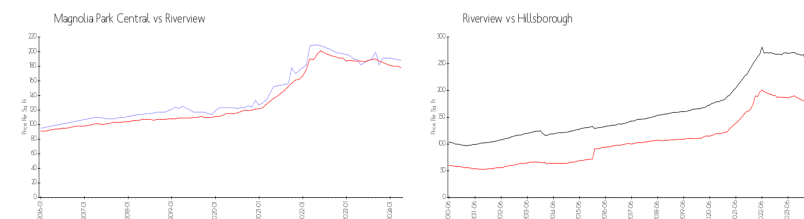
Magnolia Park @ Riverview  
Homeowners Association  
9203 Sienna Moss Ln,  
Riverview, FL 33578  
(813) 671-6500

[https://www.lelandmanagement.com/community\\_sessions/login/803](https://www.lelandmanagement.com/community_sessions/login/803)

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,280 sq ft	Apr 2024	\$257,000	\$201
	1,320 sq ft	Mar 2024	\$205,000	\$155
	1,320 sq ft	Mar 2024	\$250,000	\$189
	1,280 sq ft	Feb 2024	\$240,000	\$188
	1,320 sq ft	Feb 2024	\$255,000	\$193

## Market Information



Magnolia Park Central:	\$188/sq. ft.	Riverview:	\$178/sq. ft.
Riverview:	\$178/sq. ft.	Hillsborough:	\$251/sq. ft.



**Inventory for Sale**

Magnolia Park Central	3%
Riverview	2%
Hillsborough	2%

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

Magnolia Park Central	20 days
Riverview	42 days
Hillsborough	44 days