

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: ACTIVE
 Size: 1,280 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: Assigned, Guest
 View:
 List Price: \$250,000
 List PPSF: \$195
 Valuated Price: \$242,000
 Valuated PPSF: \$189

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: 4
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 11
 Number of sales over the last 6 months: 7
 Number of sales over the last 3 months: 4

Building Association Information

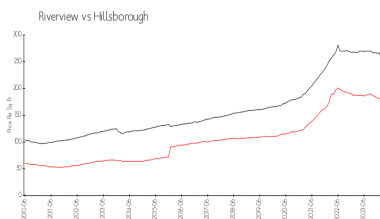
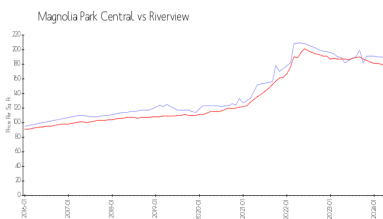
Magnolia Park @ Riverview
 Homeowners Association
 9203 Sienna Moss Ln,
 Riverview, FL 33578
 (813) 671-6500

https://www.lelandmanagement.com/community_sessions/login/803

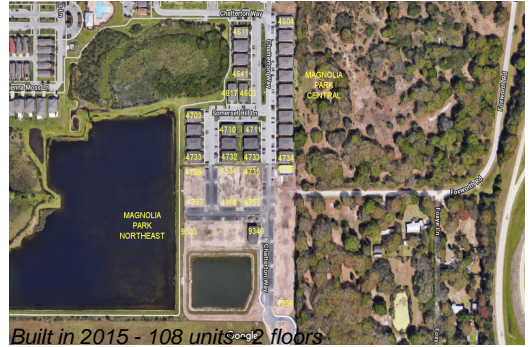
Recent Sales

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:	\$189/sq. ft.	Riverview:	\$178/sq. ft.
Riverview:	\$178/sq. ft.	Hillsborough:	\$249/sq. ft.



Inventory for Sale

Magnolia Park Central	4%
Riverview	2%
Hillsborough	2%

Avg. Time to Close Over Last 12 Months

Magnolia Park Central	20 days
Riverview	44 days
Hillsborough	43 days