

# Unit 1040 Vista Cay Ct - Vista Cay

1040 Vista Cay Ct - 2704-2874 Conch Hollow Dr, Brandon, FL, Hillsborough 33511

## Unit Information

MLS Number:	T3514551
Status:	PENDING
Size:	1,718 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Garage Door Opener, Guest, Off Street
View:	Trees/Woods
List Price:	\$289,900
List PPSF:	\$169
Valuated Price:	\$266,000
Valuated PPSF:	\$155

*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:	132
Number of active listings for rent:	0
Number of active listings for sale:	1
Building inventory for sale:	0%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

## Building Association Information

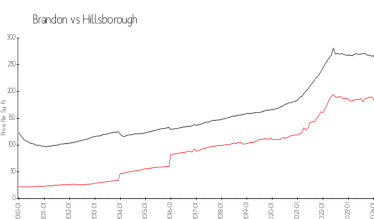
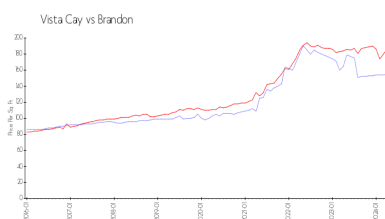
Vista Cay Homeowners Associates  
Address: 942 Providence Rd,  
Brandon, FL 33511  
Phone: +1 813-662-7095

<http://www.vistacaytownhomeshoa.com/vistacay/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,718 sq ft	Mar 2024	\$296,400	\$173
	1,718 sq ft	Mar 2024	\$267,500	\$156
	1,718 sq ft	Mar 2024	\$280,000	\$163
	1,684 sq ft	Jan 2024	\$272,500	\$162
	1,718 sq ft	Aug 2023	\$259,500	\$151

## Market Information



Vista Cay: \$155/sq. ft.  
Brandon: \$186/sq. ft.

Brandon: \$186/sq. ft.  
Hillsborough: \$251/sq. ft.

## Inventory for Sale

Vista Cay	1%
Brandon	1%



Hillsborough	2%
--------------	----

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

Vista Cay	29 days
Brandon	34 days
Hillsborough	44 days