

# Unit 2206 Mayfield Palms Ln # 69 - Manchester IV

2206 Mayfield Palms Ln # 69 - 801-845 Manchester Woods Dr, Sun City Center, FL, Hillsborough 33573

## Unit Information

MLS Number: T3516342  
 Status: ACTIVE  
 Size: 1,761 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces:  
 View:  
 List Price: \$374,000  
 List PPSF: \$212  
 Valuated Price: \$333,000  
 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: 70  
 Number of active listings for rent: 0  
 Number of active listings for sale: 2  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 0

## Building Association Information

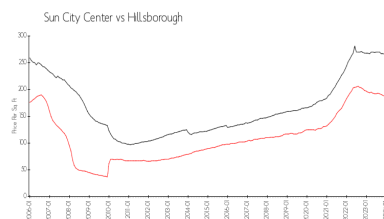
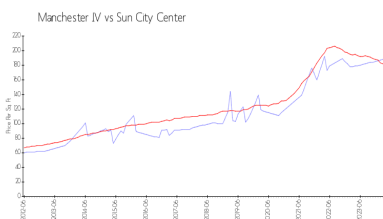
**Sun City Center Community Association**  
 1009 North Pebble Beach Blv  
 Sun City Center  
 Ph: 813-633-3500  
 URL: <http://www.suncitycenter.org/association.html>

**Kings Point Community**  
 1904 Clubhouse Dr  
 Sun City Center  
 Ph: 813-642-8790  
 URL: <http://kpscc.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
842	1,543 sq ft	Nov 2023	\$265,000	\$172
840	1,687 sq ft	Nov 2023	\$290,000	\$172
840	1,336 sq ft	Nov 2023	\$280,400	\$210

## Market Information



Manchester IV: \$189/sq. ft.  
 Sun City Center: \$185/sq. ft.

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 Hillsborough: \$249/sq. ft.



## **Inventory for Sale**

Manchester IV	3%
Sun City Center	3%
Hillsborough	2%

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

Manchester IV	29 days
Sun City Center	53 days
Hillsborough	43 days