

# Unit 2004 N Halcyon Dr # 313 - Highgate III

2004 N Halcyon Dr # 313 - 2101-2151 Hailstone Cir, Sun City Center, FL, Hillsborough 33573

## Unit Information

MLS Number: T3517392  
 Status: ACTIVE  
 Size: 1,378 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces:  
 View: Trees/Woods, Water  
 List Price: \$225,000  
 List PPSF: \$163  
 Valuated Price: \$214,000  
 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: 122  
 Number of active listings for rent: 0  
 Number of active listings for sale: 5  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 2

## Building Association Information

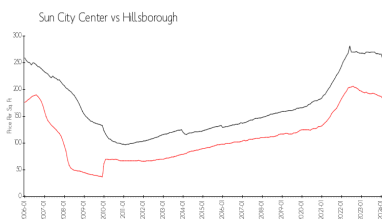
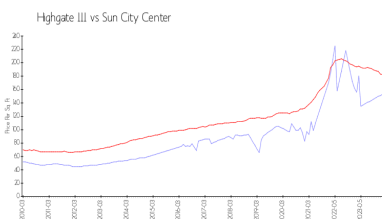
**Sun City Center Community Association**  
 1009 North Pebble Beach Blv  
 Sun City Center  
 Ph: 813-633-3500  
 URL: <http://www.suncitycenter.org/association.html>

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
382	1,264 sq ft	Apr 2024	\$190,500	\$151
	1,448 sq ft	Apr 2024	\$230,000	\$159
	1,448 sq ft	Nov 2023	\$235,000	\$162
331	1,448 sq ft	May 2023	\$195,000	\$135

## Market Information



Highgate III: \$155/sq. ft.  
 Sun City Center: \$185/sq. ft.  
 Sun City Center: \$185/sq. ft.  
 Hillsborough: \$249/sq. ft.



## Inventory for Sale

Highgate III	4%
Sun City Center	3%
Hillsborough	2%

## Avg. Time to Close Over Last 12 Months

Highgate III	63 days
Sun City Center	53 days
Hillsborough	43 days