

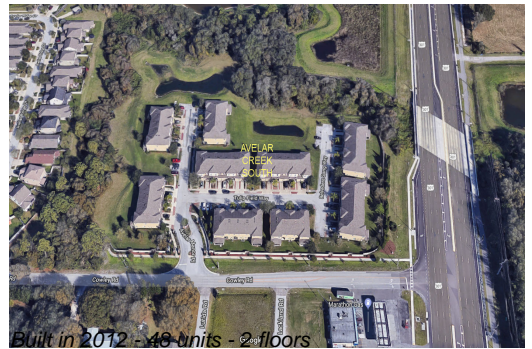
# Unit 12814 Belvedere Song Way - Avelar Creek South

12814 Belvedere Song Way - 10402-10424 Tulip Field Wy, Riverview, FL, Hillsborough 33578

## Unit Information

MLS Number:	T3518920
Status:	ACTIVE
Size:	1,832 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	
View:	
List Price:	\$316,900
List PPSF:	\$173
Valuated Price:	\$301,000
Valuated PPSF:	\$164

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:	48
Number of active listings for rent:	0
Number of active listings for sale:	1
Building inventory for sale:	2%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

## Building Association Information

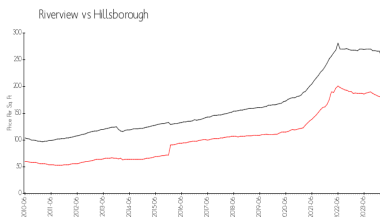
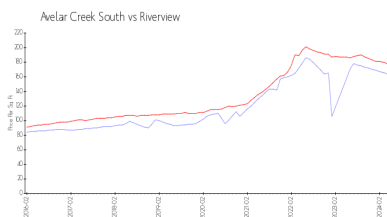
Avelar Creek South Homeowners  
 The Melrose Management Partnership  
 3527 Palm Harbor Blvd  
 Palm Harbor, FL 34683  
 727-787-3461 (phone)

<https://melrosecorporation.com/avelar-creek-south/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,513 sq ft	Jul 2023	\$260,000	\$172
	1,513 sq ft	Jul 2023	\$278,000	\$184

## Market Information



Avelar Creek South: \$164/sq. ft.  
 Riverview: \$178/sq. ft.

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

## Inventory for Sale

Avelar Creek South 2%

Riverview	2%
Hillsborough	2%

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

Avelar Creek South	35 days
Riverview	44 days
Hillsborough	43 days