

# Unit 2311 Marksmen Ct # 202 - Manchester I II & III

2311 Marksmen Ct # 202 - 533-808 McDaniel St, Sun City Center, FL, Hillsborough 33573

## Unit Information

MLS Number: T3522337  
 Status: ACTIVE  
 Size: 1,170 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces:  
 View:  
 List Price: \$225,000  
 List PPSF: \$192  
 Valuated Price: \$183,000  
 Valuated PPSF: \$156

*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: 258  
 Number of active listings for rent: 0  
 Number of active listings for sale: 8  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

## Building Association Information

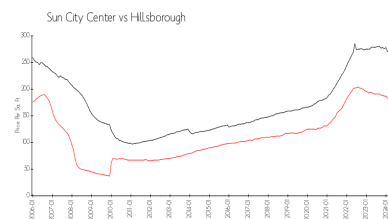
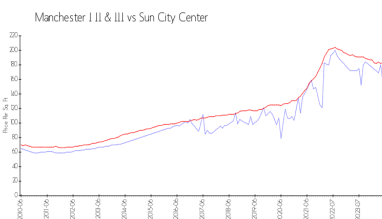
**Sun City Center Community Association**  
 1009 North Pebble Beach Blv  
 Sun City Center  
 Ph: 813-633-3500  
 URL: <http://www.suncitycenter.org/association.html>

**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
	2,082 sq ft	May 2024	\$375,000	\$180
175	1,192 sq ft	Apr 2024	\$225,000	\$189
619	2,105 sq ft	Jan 2024	\$410,000	\$195
	1,336 sq ft	Jan 2024	\$266,000	\$199
33	1,584 sq ft	Oct 2023	\$291,500	\$184

## Market Information



Manchester I II & III: \$157/sq. ft.

Sun City Center: \$183/sq. ft.



Sun City Center: \$183/sq. ft. Hillsborough: \$255/sq. ft.

### **Inventory for Sale**

Manchester I II & III	3%
Sun City Center	3%
Hillsborough	2%

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

Manchester I II & III	53 days
Sun City Center	59 days
Hillsborough	49 days