

# Unit 8516 Island Breeze Ln # 205 - Falls at New Tampa (1-12)

8516 Island Breeze Ln # 205 - 12910-13212 Arbor Isle Dr, Temple Terrace, FL, Hillsborough 33572

## Unit Information

MLS Number:	T3526574
Status:	ACTIVE
Size:	1,230 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	
View:	
Rental Price:	\$1,750
List PPSF:	\$1
Valuated Price:	\$48,000
Valuated PPSF:	\$39

*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:	352
Number of active listings for rent:	0
Number of active listings for sale:	2
Building inventory for sale:	0%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

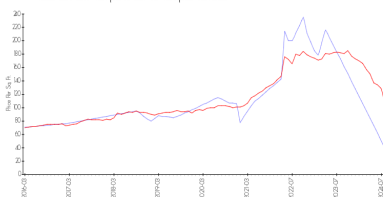
## Building Association Information

Falls of New Tampa  
Address: 13400 Arbor Isle Dr,  
Temple Terrace, FL 33637,  
Phone: +1 813-989-3438

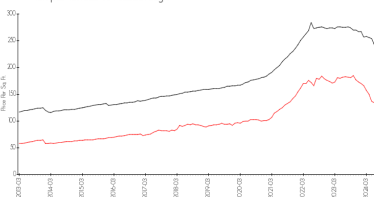
<https://fallscondos.com/>

## Market Information

Falls at New Tampa (1-12) vs Temple Terrace



Temple Terrace vs Hillsborough



Falls at New Tampa (1-12):	\$39/sq. ft.	Temple Terrace:	\$104/sq. ft.
Temple Terrace:	\$104/sq. ft.	Hillsborough:	\$190/sq. ft.

## Inventory for Sale

Falls at New Tampa (1-12)	1%
Temple Terrace	2%
Hillsborough	2%

## Avg. Time to Close Over Last 12 Months

Falls at New Tampa (1-12)	35 days
Temple Terrace	45 days
Hillsborough	55 days

