

# Unit 2604 Nightcap Ct # 4 - Nantucket V

2604 Nightcap Ct # 4 - 2201-2232 Nantucket Dr, Sun City Center, FL, Hillsborough 33573

## Unit Information

MLS Number: T3530334  
 Status: ACTIVE  
 Size: 1,444 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces:  
 View:  
 List Price: \$275,000  
 List PPSF: \$190  
 Valuated Price: \$278,000  
 Valuated PPSF: \$193

*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: 57  
 Number of active listings for rent: 0  
 Number of active listings for sale: 2  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

## Building Association Information

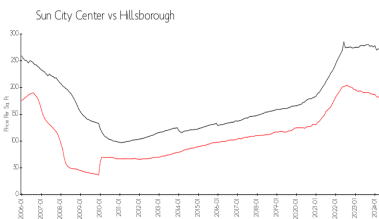
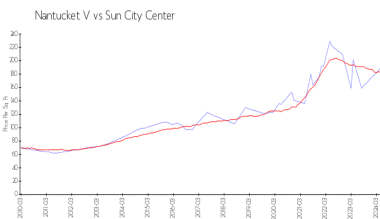
**Sun City Center Community Association**  
 1009 North Pebble Beach Blv  
 Sun City Center  
 Ph: 813-633-3500  
 URL: <http://www.suncitycenter.org/association.html>

**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  |
|--------|-------------|--------------|------------|-------|
| 56     | 963 sq ft   | May 2024     | \$235,000  | \$244 |
| 55     | 1,098 sq ft | Mar 2024     | \$210,000  | \$191 |
|        | 963 sq ft   | Feb 2024     | \$180,000  | \$187 |
|        | 1,098 sq ft | Aug 2023     | \$175,000  | \$159 |

## Market Information



Nantucket V: \$192/sq. ft.  
 Sun City Center: \$183/sq. ft.  
 Sun City Center: \$183/sq. ft.  
 Hillsborough: \$255/sq. ft.



## Inventory for Sale

|                 |    |
|-----------------|----|
| Nantucket V     | 4% |
| Sun City Center | 3% |
| Hillsborough    | 2% |

## Avg. Time to Close Over Last 12 Months

|                 |         |
|-----------------|---------|
| Nantucket V     | 32 days |
| Sun City Center | 59 days |
| Hillsborough    | 49 days |