

# Unit 6913 Towering Spruce Dr - Oak Creek 2

6913 Towering Spruce Dr - 6905-7055 Towering Spruce Dr, Riverview, FL, Hillsborough 33578

## Unit Information

MLS Number: T3532426  
 Status: Sold  
 Size: 1,120 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces:  
 View:  
 List Price: \$233,000  
 List PPSF: \$208  
 Valuated Price: \$106,000  
 Valuated PPSF: \$95

*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: 264  
 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: 3  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

## Building Association Information

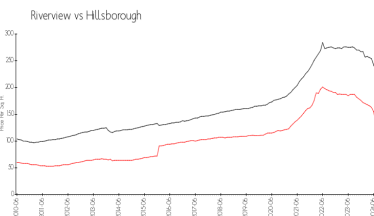
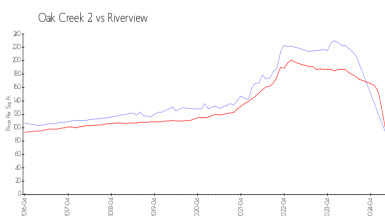
Villages of Oak Creek  
 Master Association  
 Greenacre Properties Inc  
 4131 Gunn Hwy  
 Tampa, FL 33618  
 Office: (813) 600-1100

<http://www.myoakcreekcommunity.net/homeowners-association/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,240 sq ft	Dec 2023	\$240,000	\$194
	1,176 sq ft	Dec 2023	\$260,000	\$221
	1,120 sq ft	Oct 2023	\$255,000	\$228

## Market Information



Oak Creek 2: \$95/sq. ft.  
 Riverview: \$101/sq. ft.

Riverview: \$101/sq. ft.  
 Hillsborough: \$190/sq. ft.

## Inventory for Sale

Oak Creek 2: 3%  
 Riverview: 2%  
 Hillsborough: 2%



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

Oak Creek 2	8 days
Riverview	47 days
Hillsborough	55 days