

# Unit 4704 Chatterton Way - Magnolia Park Central

4704 Chatterton Way - 4603-4733 Sommerset Hill Ln, Riverview, FL, Hillsborough 33578

## Unit Information

MLS Number:	T3533818
Status:	ACTIVE
Size:	1,320 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	
View:	
List Price:	\$235,000
List PPSF:	\$178
Valuated Price:	\$244,000
Valuated PPSF:	\$185

*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:	108
Number of active listings for rent:	0
Number of active listings for sale:	5
Building inventory for sale:	4%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

## Building Association Information

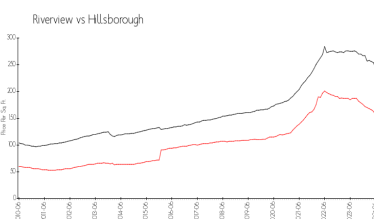
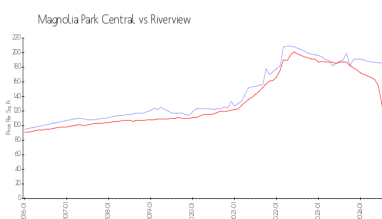
Magnolia Park @ Riverview  
Homeowners Association  
9203 Sienna Moss Ln,  
Riverview, FL 33578  
(813) 671-6500

[https://www.lelandmanagement.com/community\\_sessions/login/803](https://www.lelandmanagement.com/community_sessions/login/803)

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,280 sq ft	May 2024	\$250,000	\$195
	1,280 sq ft	Apr 2024	\$257,000	\$201
	1,320 sq ft	Mar 2024	\$205,000	\$155
	1,320 sq ft	Mar 2024	\$250,000	\$189
	1,280 sq ft	Feb 2024	\$240,000	\$188
	1,320 sq ft	Feb 2024	\$255,000	\$193

## Market Information



Magnolia Park Central:	\$185/sq. ft.	Riverview:	\$101/sq. ft.
Riverview:	\$101/sq. ft.	Hillsborough:	\$190/sq. ft.

## Inventory for Sale



Magnolia Park Central	5%
Riverview	2%
Hillsborough	2%

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

Magnolia Park Central	24 days
Riverview	47 days
Hillsborough	55 days