

Unit 746 Masterpiece Dr # 237 - Manchester I II & III

746 Masterpiece Dr # 237 - 533-808 McDaniel St, Sun City Center, FL, Hillsborough 33573

Unit Information

MLS Number: T3535805
 Status: ACTIVE
 Size: 1,584 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces:
 View:
 List Price: \$244,500
 List PPSF: \$154
 Valuated Price: \$248,000
 Valuated PPSF: \$157

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

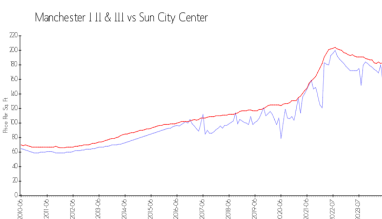
Sun City Center Community Association
 1009 North Pebble Beach Blv
 Sun City Center
 Ph: 813-633-3500
 URL: <http://www.suncitycenter.org/association.html>

Kings Point Community
 1904 Clubhouse Dr
 Sun City Center
 Ph: 813-642-8790
 URL: <http://kpscc.com/>

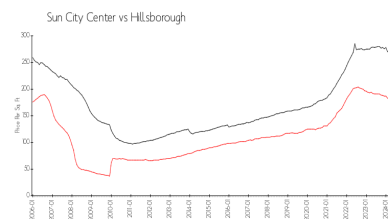
Recent Sales

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