

# Unit 114 Aberdeen Pond Dr - Mirabay

114 Aberdeen Pond Dr - 5202-5621 Golden Isles Dr, Apollo Beach, FL, Hillsborough 33572

## Unit Information

MLS Number: T3536561  
 Status: Active  
 Size: 2,450 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: Garage Door Opener  
 View:  
 List Price: \$426,000  
 List PPSF: \$174  
 Valuated Price: \$403,000  
 Valuated PPSF: \$164

*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: 178  
 Number of active listings for rent: 0  
 Number of active listings for sale: 11  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 14  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 2

## Building Association Information

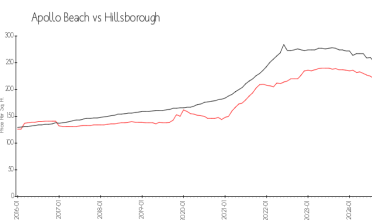
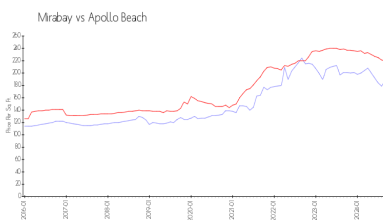
Mirabay Club  
 Address: 207 Point Harbor Ln,  
 Apollo Beach, FL 33572  
 Phone: +1 813-649-1500

<http://www.mymirabay.net/faq.asp?id=461584&page=3>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,960 sq ft	Oct 2024	\$440,000	\$224
	1,734 sq ft	Sep 2024	\$330,000	\$190
	1,960 sq ft	Jul 2024	\$398,000	\$203
	1,960 sq ft	Jul 2024	\$355,000	\$181
	1,750 sq ft	Apr 2024	\$370,000	\$211
	1,960 sq ft	Apr 2024	\$440,000	\$224

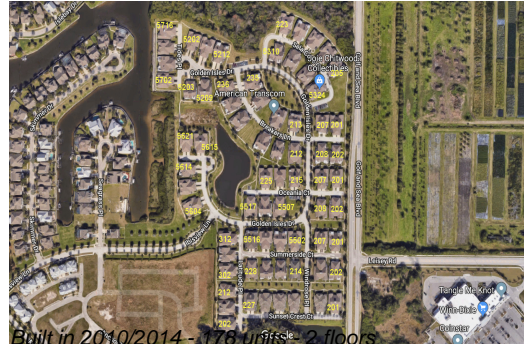
## Market Information



Mirabay: \$189/sq. ft.  
 Apollo Beach: \$220/sq. ft.  
 Apollo Beach: \$220/sq. ft.  
 Hillsborough: \$235/sq. ft.

## Inventory for Sale

Mirabay 6%  
 Apollo Beach 5%  
 Hillsborough 4%



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

Mirabay	78 days
Apollo Beach	77 days
Hillsborough	59 days