

# Unit 6631 Holly Heath Dr - Oak Creek 3

6631 Holly Heath Dr - 6604-7032 Holly Heath Dr, Riverview, FL, Hillsborough 33578

## Unit Information

MLS Number: T3540793  
 Status: ACTIVE  
 Size: 1,400 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces:  
 View:  
 List Price: \$282,490  
 List PPSF: \$202  
 Valuated Price: \$72,000  
 Valuated PPSF: \$51

*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: 340  
 Number of active listings for rent: 0  
 Number of active listings for sale: 7  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

## Building Association Information

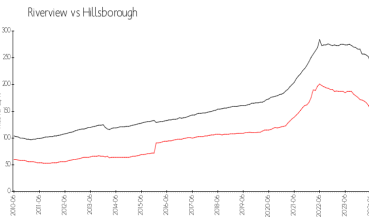
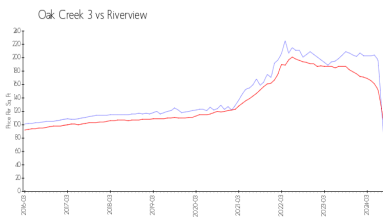
Oak Creek Townhomes  
 7022 Towne Lake Rd  
 Riverview, FL 33578  
 Phone number (813) 330-2374

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,400 sq ft	Jun 2024	\$274,449	\$196
	1,400 sq ft	May 2024	\$285,000	\$204
	1,576 sq ft	Apr 2024	\$285,000	\$181
	1,400 sq ft	Jan 2024	\$290,000	\$207
	1,400 sq ft	Dec 2023	\$282,500	\$202

## Market Information



Oak Creek 3: \$52/sq. ft.  
 Riverview: \$90/sq. ft.  
 Riverview: \$90/sq. ft.  
 Hillsborough: \$178/sq. ft.

## Inventory for Sale

Oak Creek 3: 2%  
 Riverview: 3%



Hillsborough

3%

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

Oak Creek 3

33 days

Riverview

45 days

Hillsborough

52 days