

# Unit 10523 Lake Montauk Dr - Riverview Lakes

10523 Lake Montauk Dr - 10403-10690 Lake Montauk Dr, Riverview, FL, Hillsborough 33578

## Unit Information

MLS Number: T3543113  
 Status: ACTIVE  
 Size: 1,928 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces:  
 View: Water  
 List Price: \$309,900  
 List PPSF: \$161  
 Valuated Price: \$282,000  
 Valuated PPSF: \$146

*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: 114  
 Number of active listings for rent: 0  
 Number of active listings for sale: 6  
 Building inventory for sale: 5%  
 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

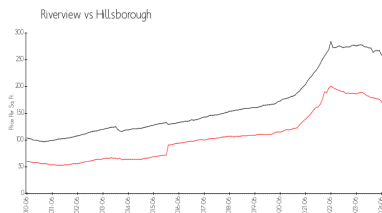
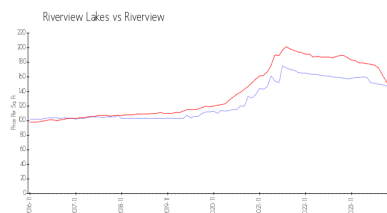
## Building Association Information

Lennar at Riverview Lakes Townhomes  
 10677 Lake Montauk Drive  
 Riverview, Florida 33578  
 +1 888-203-6586

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,884 sq ft	Apr 2024	\$287,000	\$152
	1,884 sq ft	Mar 2024	\$300,000	\$159
	1,928 sq ft	Jan 2024	\$305,000	\$158

## Market Information



Riverview Lakes: \$146/sq. ft.  
 Riverview: \$144/sq. ft.

Riverview: \$144/sq. ft.  
 Hillsborough: \$235/sq. ft.

## Inventory for Sale

Riverview Lakes 5%  
 Riverview 4%  
 Hillsborough 4%

## Avg. Time to Close Over Last 12 Months

Riverview Lakes 163 days



Riverview  
Hillsborough

51 days  
59 days