

# Unit 812 Mccallister Ave # 6 - Manchester IV

812 Mccallister Ave # 6 - 801-845 Manchester Woods Dr, Sun City Center, FL, Hillsborough 33573

## Unit Information

MLS Number: T3543332  
 Status: ACTIVE  
 Size: 1,444 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Driveway, Garage Door Opener  
 View: Garden  
 List Price: \$225,000  
 List PPSF: \$156  
 Valuated Price: \$227,000  
 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: 70  
 Number of active listings for rent: 0  
 Number of active listings for sale: 5  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 2  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

## Building Association Information

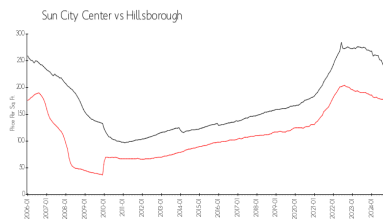
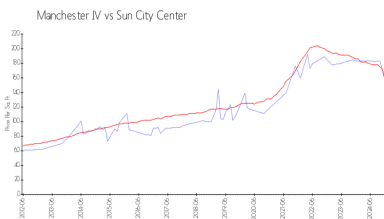
**Sun City Center Community Association**  
 1009 North Pebble Beach Blv  
 Sun City Center  
 Ph: 813-633-3500  
 URL: <http://www.suncitycenter.org/association.html>

**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	1,559 sq ft	Oct 2024	\$285,000	\$183
23	1,543 sq ft	May 2024	\$289,900	\$188

## Market Information



Manchester IV: \$158/sq. ft.  
 Sun City Center: \$160/sq. ft.  
 Sun City Center: \$160/sq. ft.  
 Hillsborough: \$163/sq. ft.

## Inventory for Sale

Manchester IV: 7%  
 Sun City Center: 4%



Hillsborough	3%
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**Avg. Time to Close Over Last 12 Months**

Manchester IV	65 days
Sun City Center	79 days
Hillsborough	66 days