

Unit 604 Masterpiece Dr # 197 - Manchester I II & III

604 Masterpiece Dr # 197 - 533-808 McDaniel St, Sun City Center, FL, Hillsborough 33573

Unit Information

MLS Number:	T3544837
Status:	ACTIVE
Size:	1,414 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	
View:	
List Price:	\$225,000
List PPSF:	\$159
Valuated Price:	\$245,000
Valuated PPSF:	\$154

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:	13
Building inventory for sale:	5%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

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

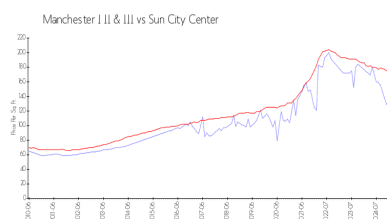
Ph: 813-642-8790

URL: <http://kpscc.com/>

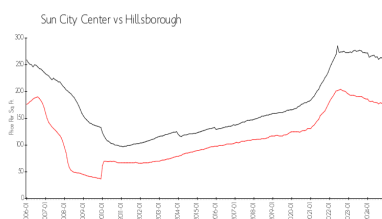
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
708	2,105 sq ft	Apr 2025	\$245,000	\$116
	1,170 sq ft	Mar 2025	\$179,900	\$154
715	1,444 sq ft	Jan 2025	\$224,900	\$156
227	1,556 sq ft	Dec 2024	\$200,000	\$129
749	1,595 sq ft	Sep 2024	\$244,900	\$154

Market Information



Manchester I II & III: \$154/sq. ft.
Sun City Center: \$172/sq. ft.



Sun City Center: \$172/sq. ft.
Hillsborough: \$244/sq. ft.



Inventory for Sale

Manchester I II & III	5%
Sun City Center	5%
Hillsborough	4%

Avg. Time to Close Over Last 12 Months

Manchester I II & III	101 days
Sun City Center	86 days
Hillsborough	73 days