

# Unit 761 Tremont Greens Ln # 61 - Tremont I & II (2)

761 Tremont Greens Ln # 61 - 601 - 842 Tremont Greens Ln, Sun City Center, FL, Hillsborough 33573

## Unit Information

MLS Number: T3547232  
 Status: Active  
 Size: 1,110 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Garage Door Opener, Oversized  
 View: Trees/Woods, Water  
 List Price: \$219,000  
 List PPSF: \$197  
 Valuated Price: \$194,000  
 Valuated PPSF: \$196

*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: 141  
 Number of active listings for rent: 0  
 Number of active listings for sale: 11  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 0

## Building Association Information

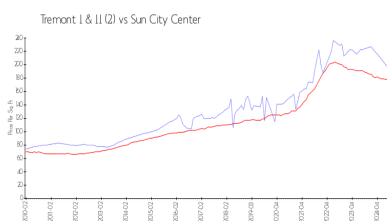
**Sun City Center Community Association**  
 1009 North Pebble Beach Blv  
 Sun City Center  
 Ph: 813-633-3500  
 URL: <http://www.suncitycenter.org/association.html>

**Kings Point Community**  
 1904 Clubhouse Dr  
 Sun City Center  
 Ph: 813-642-8790  
 URL: <http://kpscc.com/>

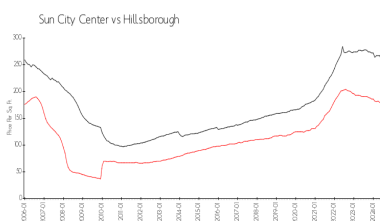
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,110 sq ft	Jun 2024	\$229,000	\$206
	1,320 sq ft	Jun 2024	\$259,900	\$197
16	974 sq ft	Mar 2024	\$160,000	\$164
45	1,110 sq ft	Feb 2024	\$239,000	\$215
	1,113 sq ft	Jan 2024	\$235,000	\$211
141	1,137 sq ft	Jan 2024	\$259,900	\$229

## Market Information



Tremont I & II (2): \$196/sq. ft.



Sun City Center: \$178/sq. ft.



Sun City Center: \$178/sq. ft. Hillsborough: \$235/sq. ft.

**Inventory for Sale**

Tremont I & II (2)	8%
Sun City Center	4%
Hillsborough	4%

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

Tremont I & II (2)	15 days
Sun City Center	69 days
Hillsborough	59 days