

Unit 7049 Towering Spruce Dr - Oak Creek 2

7049 Towering Spruce Dr - 6905-7055 Towering Spruce Dr, Riverview, FL, Hillsborough 33578

Unit Information

MLS Number: T3548887
 Status: ACTIVE
 Size: 1,240 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces:
 View:
 List Price: \$245,799
 List PPSF: \$198
 Valuated Price: \$211,000
 Valuated PPSF: \$170

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: 264
 Number of active listings for rent: 0
 Number of active listings for sale: 17
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 9
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 4

Building Association Information

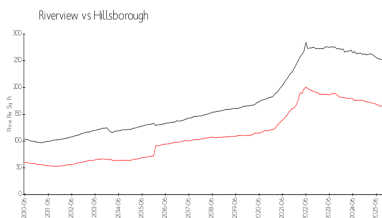
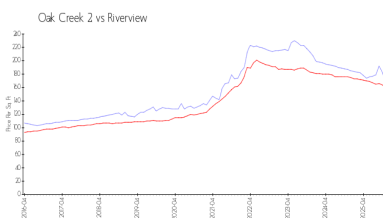
Villages of Oak Creek
 Master Association
 Greenacre Properties Inc
 4131 Gunn Hwy
 Tampa, FL 33618
 Office: (813) 600-1100

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,240 sq ft	Dec 2025	\$215,000	\$173
	1,240 sq ft	Nov 2025	\$208,500	\$168
	1,176 sq ft	Oct 2025	\$215,000	\$183
	1,120 sq ft	Sep 2025	\$215,000	\$192
	1,176 sq ft	Aug 2025	\$210,000	\$179

Market Information



Oak Creek 2: \$170/sq. ft.
 Riverview: \$161/sq. ft.

Riverview: \$161/sq. ft.
 Hillsborough: \$229/sq. ft.

Inventory for Sale

Oak Creek 2 6%
 Riverview 4%



Hillsborough	5%
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Avg. Time to Close Over Last 12 Months

Oak Creek 2	54 days
Riverview	71 days
Hillsborough	89 days