

# Unit 801 Manchester Woods Dr # 38 - Manchester IV

801 Manchester Woods Dr # 38 - 801-845 Manchester Woods Dr, Sun City Center, FL, Hillsborough 33573

## Unit Information

MLS Number: T3549793  
 Status: ACTIVE  
 Size: 1,559 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Driveway, Garage Door Opener, Golf Cart Parking, Ground Level  
 View: Trees/Woods, Water  
 List Price: \$254,000  
 List PPSF: \$163  
 Valuated Price: \$246,000  
 Valuated PPSF: \$158

*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

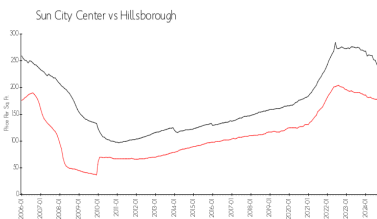
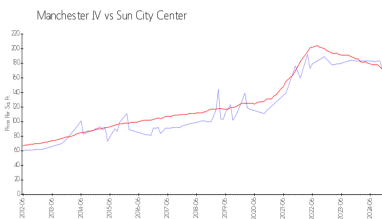
**Sun City Center Community Association**  
 1009 North Pebble Beach Blv  
 Sun City Center  
 Ph: 813-633-3500  
 URL: <http://www.suncitycenter.org/association.html>

**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% |

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

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