

# Unit 2206 Mayfield Palms Ln # 69 - Manchester IV

2206 Mayfield Palms Ln # 69 - 801-845 Manchester Woods Dr, Sun City Center, FL, Hillsborough 33573

## Unit Information

MLS Number: T3550470  
 Status: Active  
 Size: 1,761 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Garage Door Opener, Ground Level  
 View: Trees/Woods  
 List Price: \$299,900  
 List PPSF: \$170  
 Valuated Price: \$296,000  
 Valuated PPSF: \$168

*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: 1

## Building Association Information

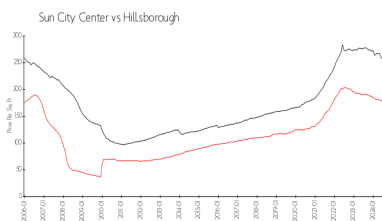
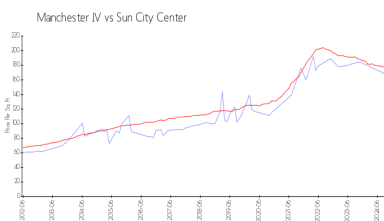
**Sun City Center Community Association**  
 1009 North Pebble Beach Blv  
 Sun City Center  
 Ph: 813-633-3500  
 URL: <http://www.suncitycenter.org/association.html>

**Kings Point Community**  
 1904 Clubhouse Dr  
 Sun City Center  
 Ph: 813-642-8790  
 URL: <http://kpsc.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: \$168/sq. ft.  
 Sun City Center: \$178/sq. ft.

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 Hillsborough: \$235/sq. ft.

## Inventory for Sale

Manchester IV 7%



Sun City Center	4%
Hillsborough	4%

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

Manchester IV	65 days
Sun City Center	69 days
Hillsborough	59 days