

Unit 1361 Emerald Dunes Dr # 11 - Toscana at Renaissance

1361 Emerald Dunes Dr # 11 - 1310-1373 Emerald Dunes Dr, Sun City Center, FL, Hillsborough 33573

Unit Information

MLS Number: TB8305819
 Status: ACTIVE
 Size: 2,482 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Garage Door Opener, Parking Pad
 View: Golf Course, Water
 List Price: \$469,900
 List PPSF: \$189
 Valuated Price: \$399,000
 Valuated PPSF: \$161

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: 52
 Number of active listings for rent: 0
 Number of active listings for sale: 8
 Building inventory for sale: 15%
 Number of sales over the last 12 months: 3
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 2

Building Association Information

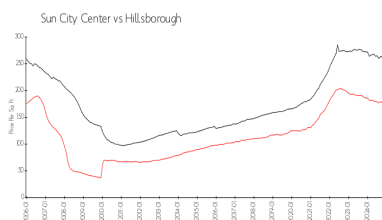
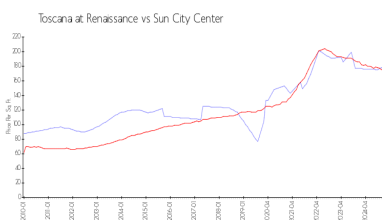
Sun City Center Community Association
 1009 North Pebble Beach Blv
 Sun City Center
 Ph: 813-633-3500
 URL: <http://www.suncitycenter.org/association.html>

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
	1,860 sq ft	Apr 2025	\$379,600	\$204
	1,860 sq ft	Feb 2025	\$337,000	\$181
	2,482 sq ft	Oct 2024	\$435,000	\$175

Market Information



Toscana at Renaissance:	\$161/sq. ft.	Sun City Center:	\$172/sq. ft.
Sun City Center:	\$172/sq. ft.	Hillsborough:	\$244/sq. ft.



Inventory for Sale

Toscana at Renaissance	15%
Sun City Center	5%
Hillsborough	4%

Avg. Time to Close Over Last 12 Months

Toscana at Renaissance	65 days
Sun City Center	86 days
Hillsborough	73 days