

# Unit 7013 Woodchase Glen Dr - Oak Creek 3

7013 Woodchase Glen Dr - 6604-7032 Holly Heath Dr, Riverview, FL, Hillsborough 33578

## Unit Information

MLS Number: TB8306220  
 Status: Active  
 Size: 1,400 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces:  
 View:  
 List Price: \$279,000  
 List PPSF: \$199  
 Valuated Price: \$60,000  
 Valuated PPSF: \$43

*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: 340  
 Number of active listings for rent: 0  
 Number of active listings for sale: 6  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 4

## Building Association Information

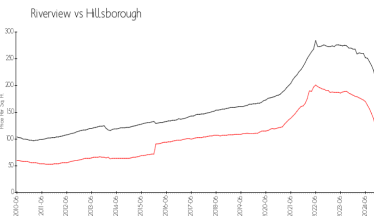
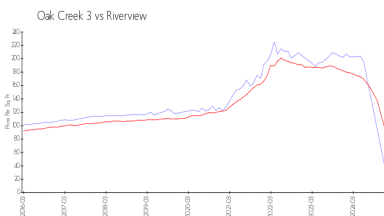
Oak Creek Townhomes  
 7022 Towne Lake Rd  
 Riverview, FL 33578  
 Phone number (813) 330-2374

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,400 sq ft	Jan 2025	\$252,000	\$180
	1,181 sq ft	Dec 2024	\$238,000	\$202
	1,400 sq ft	Nov 2024	\$282,490	\$202
	1,400 sq ft	Nov 2024	\$270,000	\$193
	1,400 sq ft	Jun 2024	\$274,449	\$196

## Market Information

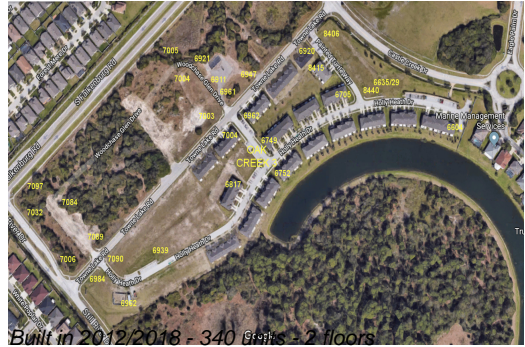


Oak Creek 3: \$43/sq. ft.  
 Riverview: \$99/sq. ft.

Riverview: \$99/sq. ft.  
 Hillsborough: \$163/sq. ft.

## Inventory for Sale

Oak Creek 3: 2%  
 Riverview: 3%  
 Hillsborough: 3%



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

Oak Creek 3	31 days
Riverview	61 days
Hillsborough	66 days