

# Unit 4734 Somerset Hill Ln - Magnolia Park Northeast

4734 Somerset Hill Ln - 4734-4757 Somerset Hill Ln, Riverview, FL, Hillsborough 33578

## Unit Information

MLS Number: TB8309569  
 Status: ACTIVE  
 Size: 1,320 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces:  
 View:  
 List Price: \$225,000  
 List PPSF: \$170  
 Valuated Price: \$220,000  
 Valuated PPSF: \$167

*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: 104  
 Number of active listings for rent: 0  
 Number of active listings for sale: 4  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

## Building Association Information

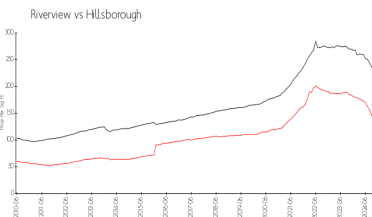
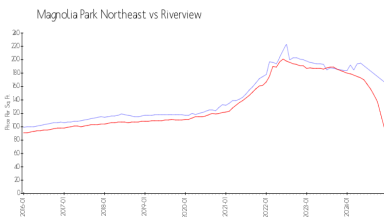
Magnolia Park At Riverview  
 Homeowners Association  
 9203 Sienna Moss Ln,  
 Riverview, FL 33578  
 (813) 671-6500

[https://www.lelandmanagement.com/community\\_sessions/login/803](https://www.lelandmanagement.com/community_sessions/login/803)

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,280 sq ft	Dec 2024	\$222,000	\$173
	1,320 sq ft	Dec 2024	\$220,000	\$167
	1,250 sq ft	Sep 2024	\$215,000	\$172
	1,306 sq ft	May 2024	\$248,600	\$190
	1,280 sq ft	Apr 2024	\$246,000	\$192

## Market Information



Magnolia Park Northeast:	\$167/sq. ft.	Riverview:	\$99/sq. ft.
Riverview:	\$99/sq. ft.	Hillsborough:	\$163/sq. ft.

## Inventory for Sale



Magnolia Park Northeast	4%
Riverview	3%
Hillsborough	3%

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

Magnolia Park Northeast	40 days
Riverview	60 days
Hillsborough	66 days