

Unit 2104 Hembury PI # 33 - Highgate I

2104 Hembury PI # 33 - 1201-1231 Haddington Cir, Sun City Center, FL, Hillsborough 33573

Unit Information

MLS Number:	TB8316166
Status:	Active
Size:	1,149 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	
View:	Golf Course,Trees/Woods,Water
List Price:	\$225,000
List PPSF:	\$196
Valuated Price:	\$181,000
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:	138
Number of active listings for rent:	0
Number of active listings for sale:	7
Building inventory for sale:	5%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	4
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

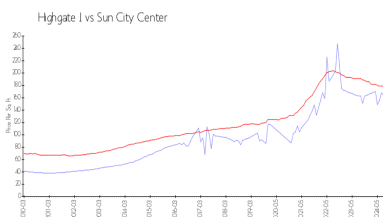
Ph: 813-642-8790

URL: <http://kpscc.com/>

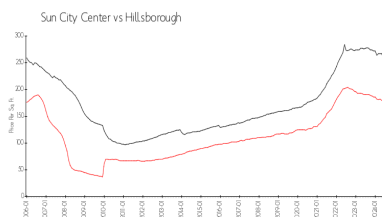
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	984 sq ft	Jul 2024	\$165,000	\$168
22	1,149 sq ft	Jun 2024	\$225,000	\$196
	1,248 sq ft	May 2024	\$189,000	\$151
135	984 sq ft	May 2024	\$145,000	\$147
129	1,093 sq ft	Apr 2024	\$130,000	\$119

Market Information



Highgate I: \$158/sq. ft.
Sun City Center: \$178/sq. ft.



Sun City Center: \$178/sq. ft.
Hillsborough: \$235/sq. ft.

Inventory for Sale



Highgate I	5%
Sun City Center	4%
Hillsborough	4%

Avg. Time to Close Over Last 12 Months

Highgate I	23 days
Sun City Center	69 days
Hillsborough	59 days