

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

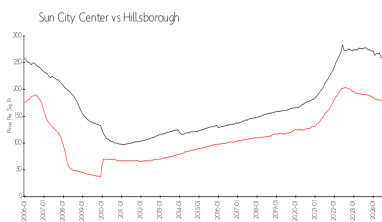
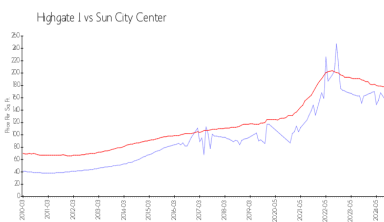
Sun City Center Community Association
 1009 North Pebble Beach Blv
 Sun City Center
 Ph: 813-633-3500
 URL: <http://www.suncitycenter.org/association.html>

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 |