

Unit 6944 Towne Lake Rd - Oak Creek 3

6944 Towne Lake Rd - 6604-7032 Holly Heath Dr, Riverview, FL, Hillsborough 33578

Unit Information

MLS Number:	TB8337229
Status:	ACTIVE
Size:	1,400 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Driveway
View:	
List Price:	\$300,000
List PPSF:	\$214
Valuated Price:	\$248,000
Valuated PPSF:	\$177

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:	8
Building inventory for sale:	2%
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:	1

Building Association Information

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

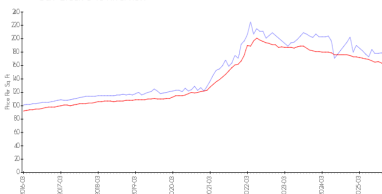
<https://www.myoakcreekcommunity.net/homeowners-association/>

Recent Sales

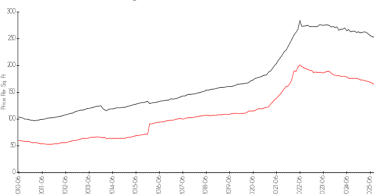
Unit #	Size	Closing Date	Sale Price	PPSF
	1,400 sq ft	Oct 2025	\$249,900	\$179
	1,576 sq ft	Aug 2025	\$281,000	\$178
	1,400 sq ft	Jul 2025	\$258,000	\$184
	1,576 sq ft	Jun 2025	\$273,000	\$173
	1,400 sq ft	Feb 2025	\$266,000	\$190

Market Information

Oak Creek 3 vs Riverview



Riverview vs Hillsborough



Oak Creek 3:	\$177/sq. ft.	Riverview:	\$161/sq. ft.
Riverview:	\$161/sq. ft.	Hillsborough:	\$229/sq. ft.

Inventory for Sale

Oak Creek 3	2%
Riverview	4%
Hillsborough	5%

Avg. Time to Close Over Last 12 Months



Oak Creek 3
Riverview
Hillsborough

54 days
71 days
88 days