

# Unit 607 Manchester Woods Dr # 84 - Manchester I II & III

607 Manchester Woods Dr # 84 - 533-808 McDaniel St, Sun City Center, FL, Hillsborough 33573

## Unit Information

MLS Number:	TB8368502
Status:	ACTIVE
Size:	1,444 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	
View:	
List Price:	\$175,000
List PPSF:	\$121
Valuated Price:	\$186,000
Valuated PPSF:	\$129

*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:	258
Number of active listings for rent:	0
Number of active listings for sale:	15
Building inventory for sale:	5%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

## 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

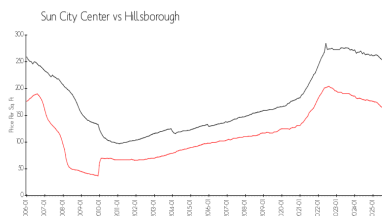
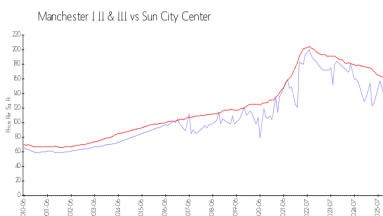
URL: <http://kp SCC.com/>

https://

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
226	1,779 sq ft	Nov 2025	\$245,000	\$138
604	1,414 sq ft	Nov 2025	\$190,000	\$134
323	1,559 sq ft	Aug 2025	\$245,000	\$157
	1,657 sq ft	May 2025	\$190,000	\$115
	2,082 sq ft	May 2025	\$290,000	\$139

## Market Information



Manchester I II & III:	\$129/sq. ft.	Sun City Center:	\$158/sq. ft.
Sun City Center:	\$158/sq. ft.	Hillsborough:	\$229/sq. ft.

### **Inventory for Sale**

Manchester I II & III	6%
Sun City Center	6%
Hillsborough	5%

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

Manchester I II & III	145 days
Sun City Center	107 days
Hillsborough	89 days