

# Unit 4705 Somerset Hill Ln - Magnolia Park Central

4705 Somerset Hill Ln - 4603-4733 Sommerset Hill Ln, Riverview, FL, Hillsborough 33578

## Unit Information

MLS Number:	TB8430707
Status:	ACTIVE
Size:	1,280 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	
View:	
List Price:	\$225,000
List PPSF:	\$176
Valuated Price:	\$197,000
Valuated PPSF:	\$154

*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:	108
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:	2
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

## Building Association Information

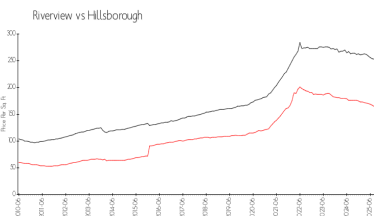
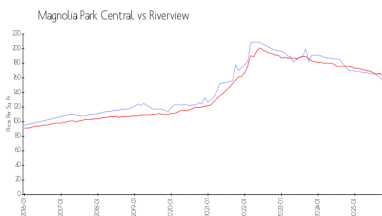
Magnolia Park @ Riverview  
Homeowners Association  
9203 Sienna Moss Ln,  
Riverview, FL 33578  
(813) 671-6500

[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
	1,320 sq ft	Aug 2025	\$225,000	\$170
	1,320 sq ft	Aug 2025	\$210,000	\$159

## Market Information



Magnolia Park Central:	\$154/sq. ft.	Riverview:	\$161/sq. ft.
Riverview:	\$161/sq. ft.	Hillsborough:	\$229/sq. ft.

## Inventory for Sale

Magnolia Park Central	4%
Riverview	4%
Hillsborough	5%



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

Magnolia Park Central	77 days
Riverview	71 days
Hillsborough	89 days