

Unit 428 Seneca Falls Dr - Southshore Falls

428 Seneca Falls Dr - 101-243 Shell Falls Dr, Apollo Beach, FL, Hillsborough 33572

Unit Information

MLS Number:	TB8441626
Status:	ACTIVE
Size:	1,461 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	
View:	Trees/Woods
List Price:	\$303,900
List PPSF:	\$208
Valuated Price:	\$262,000
Valuated PPSF:	\$179

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:	558
Number of active listings for rent:	0
Number of active listings for sale:	26
Building inventory for sale:	4%
Number of sales over the last 12 months:	36
Number of sales over the last 6 months:	25
Number of sales over the last 3 months:	10

Building Association Information

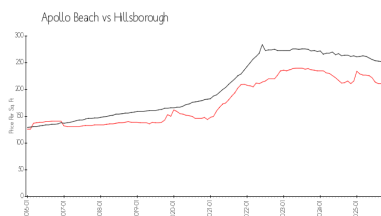
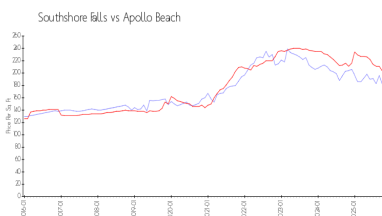
Southshore Falls HOA
Address: 5831 Cascade Falls Dr
Apollo Beach, FL 33572
Phone: +1 813-641-3616

<https://www.southshorefalls.net/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,523 sq ft	Dec 2025	\$319,000	\$209
	1,393 sq ft	Dec 2025	\$275,000	\$197
	1,616 sq ft	Dec 2025	\$293,000	\$181
	1,373 sq ft	Nov 2025	\$255,000	\$186
	1,393 sq ft	Nov 2025	\$240,500	\$173

Market Information



Southshore Falls:	\$179/sq. ft.	Apollo Beach:	\$207/sq. ft.
Apollo Beach:	\$207/sq. ft.	Hillsborough:	\$229/sq. ft.

Inventory for Sale

Southshore Falls	5%
Apollo Beach	9%
Hillsborough	5%

Avg. Time to Close Over Last 12 Months



Southshore Falls
Apollo Beach
Hillsborough

83 days
105 days
89 days