

Unit 6931 Towering Spruce Dr - Oak Creek 2

6931 Towering Spruce Dr - 6905-7055 Towering Spruce Dr, Riverview, FL, Hillsborough 33578

Unit Information

MLS Number:	TB8454524
Status:	ACTIVE
Size:	1,120 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Open
View:	Water
List Price:	\$192,500
List PPSF:	\$172
Valuated Price:	\$190,000
Valuated PPSF:	\$170

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:	264
Number of active listings for rent:	0
Number of active listings for sale:	17
Building inventory for sale:	6%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	4

Building Association Information

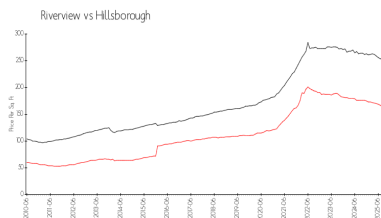
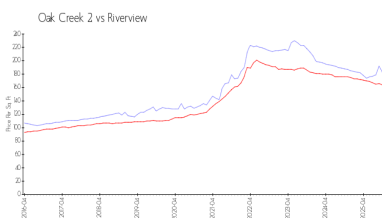
Villages of Oak Creek
Master Association
Greenacre Properties Inc
4131 Gunn Hwy
Tampa, FL 33618
Office: (813) 600-1100

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,240 sq ft	Dec 2025	\$215,000	\$173
	1,240 sq ft	Nov 2025	\$208,500	\$168
	1,176 sq ft	Oct 2025	\$215,000	\$183
	1,120 sq ft	Sep 2025	\$215,000	\$192
	1,176 sq ft	Aug 2025	\$210,000	\$179

Market Information



Oak Creek 2: \$170/sq. ft.
Riverview: \$161/sq. ft.

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Hillsborough: \$229/sq. ft.

Inventory for Sale

Oak Creek 2	6%
Riverview	4%



Hillsborough	5%
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Avg. Time to Close Over Last 12 Months

Oak Creek 2	54 days
Riverview	71 days
Hillsborough	89 days