

# Unit 284 Hemingway Dr - Sun Ketch Townhomes at Cypress Lake

284 Hemingway Dr - 200-285 Hemingway Dr, Oldsmar, FL, Pinellas 34677

## Unit Information

MLS Number:	U8252937
Status:	Active
Size:	1,604 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Driveway,Garage Door Opener
View:	
List Price:	\$399,900
List PPSF:	\$249
Valuated Price:	\$370,000
Valuated PPSF:	\$231

*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:	78
Number of active listings for rent:	0
Number of active listings for sale:	2
Building inventory for sale:	2%
Number of sales over the last 12 months:	1
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

## Building Association Information

Sun Ketch Townhomes at Cypress Lakes Homeowners Association, Inc  
The Melrose Management Partnership  
3527 Palm Harbor Blvd  
Palm Harbor, FL 34683  
727-787-3461 (phone)  
727-787-3423 (fax)

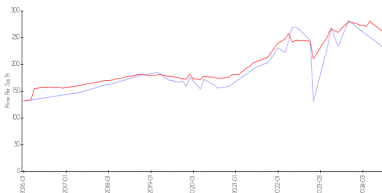
<https://melrosecorporation.com/sun-ketch-townhomes-cypress/>

## Recent Sales

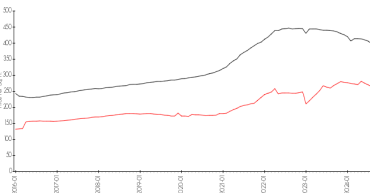
Unit #	Size	Closing Date	Sale Price	PPSF
	1,604 sq ft	Oct 2024	\$387,500	\$242

## Market Information

Sun Ketch Townhomes at Cypress Lake vs Oldsmar



Oldsmar vs Pinellas



Sun Ketch \$230/sq. ft.

Townhomes at  
Cypress Lake:

Oldsmar: \$259/sq. ft.

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Pinellas: \$361/sq. ft.

## Inventory for Sale

Sun Ketch Townhomes at Cypress Lake	3%
Oldsmar	5%
Pinellas	5%



Built in 1998 - 78 units - 2 floors

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

Sun Ketch Townhomes at Cypress Lake	67 days
Oldsmar	59 days
Pinellas	81 days