

# Unit 1436 Emerald Dunes Dr # 12 - Toscana II at Renaissance

1436 Emerald Dunes Dr # 12 - 1401-1440 Emerald Dunes Dr, Sun City Center, FL, Hillsborough 33573

## Unit Information

MLS Number: T3497721  
 Status: ACTIVE  
 Size: 2,482 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Driveway, Garage Door Opener, Ground Level, Parking Pad  
 View: Golf Course, Water  
 List Price: \$449,999  
 List PPSF: \$181  
 Valuated Price: \$446,000  
 Valuated PPSF: \$180

*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: 32  
 Number of active listings for rent: 0  
 Number of active listings for sale: 4  
 Building inventory for sale: 12%  
 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: 0

## Building Association Information

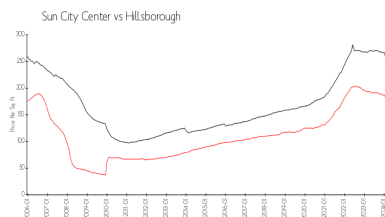
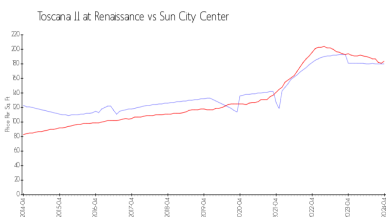
**Sun City Center Community Association**  
 1009 North Pebble Beach Blv  
 Sun City Center  
 Ph: 813-633-3500  
 URL: <http://www.suncitycenter.org/association.html>

**Kings Point Community**  
 1904 Clubhouse Dr  
 Sun City Center  
 Ph: 813-642-8790  
 URL: <http://kpsc.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	2,482 sq ft	Dec 2023	\$505,000	\$203

## Market Information



Toscana II at Renaissance:	\$180/sq. ft.	Sun City Center:	\$184/sq. ft.
Sun City Center:	\$184/sq. ft.	Hillsborough:	\$251/sq. ft.

### **Inventory for Sale**

Toscana II at Renaissance	13%
Sun City Center	3%
Hillsborough	2%

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

Toscana II at Renaissance	99 days
Sun City Center	54 days
Hillsborough	44 days