

# Unit 2404 Old Nantucket Ct # 86 - Nantucket I&II

2404 Old Nantucket Ct # 86 - 2401-2420 Nantucket Field Way, Sun City Center, FL, Hillsborough 33573

## Unit Information

MLS Number:	T3514552
Status:	ACTIVE
Size:	1,125 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Golf Cart Parking
View:	
List Price:	\$235,000
List PPSF:	\$209
Valuated Price:	\$210,000
Valuated PPSF:	\$187

*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:	156
Number of active listings for rent:	0
Number of active listings for sale:	8
Building inventory for sale:	5%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

## Building Association Information

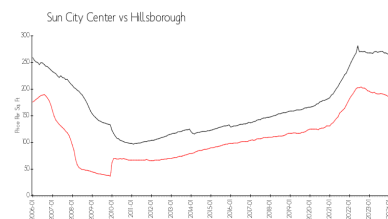
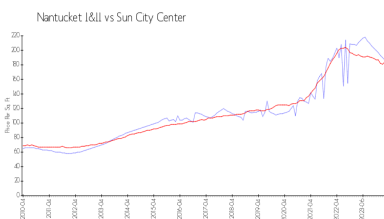
**Sun City Center Community Association**  
 1009 North Pebble Beach Blv  
 Sun City Center  
 Ph: 813-633-3500  
 URL: <http://www.suncitycenter.org/association.html>

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	2,155 sq ft	May 2024	\$335,405	\$156
	1,205 sq ft	Apr 2024	\$220,000	\$183
1114	1,205 sq ft	Apr 2024	\$230,000	\$191
	1,767 sq ft	Jan 2024	\$378,500	\$214
	1,516 sq ft	Dec 2023	\$345,000	\$228

## Market Information



Nantucket I&II: \$187/sq. ft.

Sun City Center: \$184/sq. ft.



Sun City Center: \$184/sq. ft. Hillsborough: \$251/sq. ft.

### **Inventory for Sale**

Nantucket I&II	5%
Sun City Center	3%
Hillsborough	2%

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

Nantucket I&II	52 days
Sun City Center	54 days
Hillsborough	44 days