

# Unit 309 Mystic Falls Dr - Southshore Falls

309 Mystic Falls Dr - 101-243 Shell Falls Dr, Apollo Beach, FL, Hillsborough 33572

## Unit Information

MLS Number:	T3492260
Status:	ACTIVE
Size:	1,631 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Driveway, Garage Door Opener
View:	Water
List Price:	\$375,000
List PPSF:	\$230
Valuated Price:	\$343,000
Valuated PPSF:	\$210

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:	1
Building inventory for sale:	0%
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

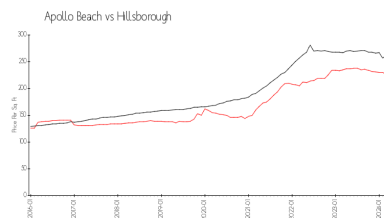
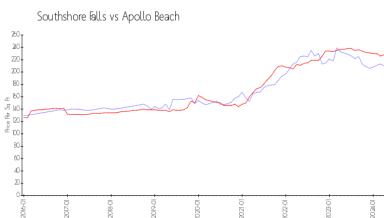
Southshore Falls HOA  
 Address: 5831 Cascade Falls Dr  
 Apollo Beach, FL 33572  
 Phone: +1 813-641-3616

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,461 sq ft	Feb 2024	\$305,000	\$209

## Market Information

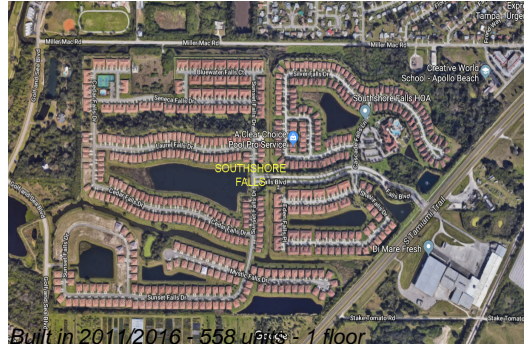


Southshore Falls:	\$210/sq. ft.	Apollo Beach:	\$228/sq. ft.
Apollo Beach:	\$228/sq. ft.	Hillsborough:	\$251/sq. ft.

## Inventory for Sale

Southshore Falls	0%
Apollo Beach	1%
Hillsborough	2%

## Avg. Time to Close Over Last 12 Months



Southshore Falls  
Apollo Beach  
Hillsborough

49 days  
52 days  
44 days