

# Unit 1210 Lakehouse Ct # 3C - Westwood Greens

1210 Lakehouse Ct # 3C - 320-386 Club Manor Dr, Sun City Center, FL, Hillsborough 33573

## Unit Information

MLS Number: T3439612  
 Status: ACTIVE  
 Size: 1,516 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Parking Pad  
 View: Golf Course, Water  
 List Price: \$275,000  
 List PPSF: \$181  
 Valuated Price: \$253,000  
 Valuated PPSF: \$167

*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: 70  
 Number of active listings for rent: 0  
 Number of active listings for sale: 6  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 2

## Building Association Information

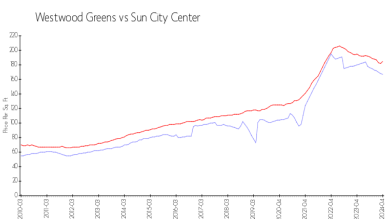
**Sun City Center Community Association**  
 1009 North Pebble Beach Blv  
 Sun City Center  
 Ph: 813-633-3500  
 URL: <http://www.suncitycenter.org/association.html>

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

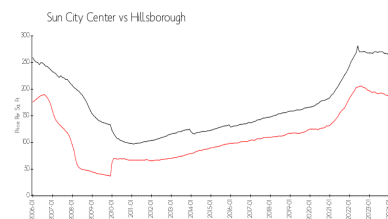
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
308	1,620 sq ft	Apr 2024	\$265,000	\$164
4	1,516 sq ft	Apr 2024	\$240,000	\$158
3	1,516 sq ft	Sep 2023	\$260,000	\$172
1207	1,620 sq ft	Sep 2023	\$287,000	\$177
1209	1,516 sq ft	Sep 2023	\$262,000	\$173

## Market Information



Westwood Greens: \$167/sq. ft.



Sun City Center: \$185/sq. ft.



Sun City Center: \$185/sq. ft. Hillsborough: \$249/sq. ft.

### **Inventory for Sale**

Westwood Greens	9%
Sun City Center	3%
Hillsborough	2%

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

Westwood Greens	59 days
Sun City Center	53 days
Hillsborough	43 days