

# Unit 2613 Lancaster Dr # 32 - Lancaster I

2613 Lancaster Dr # 32 - 2301-2724 Lancaster Dr, Sun City Center, FL, Hillsborough 33573

## Unit Information

MLS Number: T3467096  
 Status: ACTIVE  
 Size: 1,099 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Driveway, Garage Door Opener  
 View: Golf Course  
 List Price: \$259,000  
 List PPSF: \$236  
 Valuated Price: \$167,000  
 Valuated PPSF: \$152

*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: 170  
 Number of active listings for rent: 0  
 Number of active listings for sale: 9  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

## Building Association Information

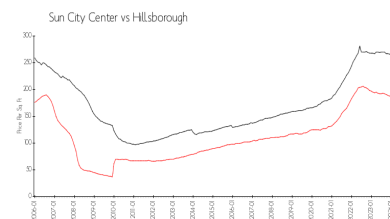
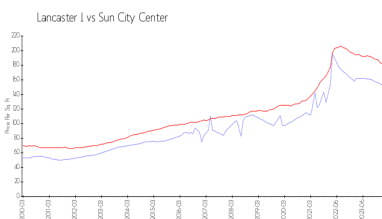
**Sun City Center Community Association**  
 1009 North Pebble Beach Blv  
 Sun City Center  
 Ph: 813-633-3500  
 URL: <http://www.suncitycenter.org/association.html>

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
108	1,579 sq ft	Jan 2024	\$292,500	\$185
2429	1,579 sq ft	Nov 2023	\$250,000	\$158
128	1,529 sq ft	Oct 2023	\$222,500	\$146
164	1,529 sq ft	Oct 2023	\$244,000	\$160
120	1,579 sq ft	Sep 2023	\$210,000	\$133

## Market Information



Lancaster I: \$152/sq. ft.  
 Sun City Center: \$185/sq. ft.  
 Sun City Center: \$185/sq. ft.  
 Hillsborough: \$249/sq. ft.



Built in 1987 - 170 units - 4 floor

## **Inventory for Sale**

Lancaster I	5%
Sun City Center	3%
Hillsborough	2%

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

Lancaster I	111 days
Sun City Center	53 days
Hillsborough	43 days