

# Unit 386 Club Manor Dr # 1A - Westwood Greens

386 Club Manor Dr # 1A - 320-386 Club Manor Dr, Sun City Center, FL, Hillsborough 33573

## Unit Information

MLS Number: T3482114  
 Status: ACTIVE  
 Size: 1,820 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces:  
 View: Garden, Trees/Woods  
 List Price: \$345,000  
 List PPSF: \$190  
 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

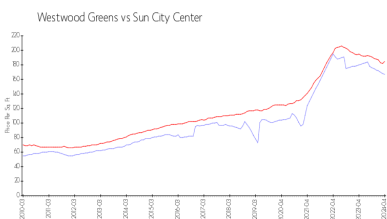
**Sun City Center Community Association**  
 1009 North Pebble Beach Blv  
 Sun City Center  
 Ph: 813-633-3500  
 URL: <http://www.suncitycenter.org/association.html>

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

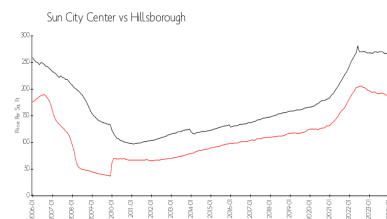
## Recent Sales

| 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 |