

# Unit 1252 Lyndhurst Greens Dr # 23 - Lyndhurst

1252 Lyndhurst Greens Dr # 23 - 1202-1258 Lyndhurst Greens Dr, Sun City Center, FL, Hillsborough 33573

## Unit Information

MLS Number:	T3489247
Status:	ACTIVE
Size:	1,316 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	
View:	Golf Course
List Price:	\$259,900
List PPSF:	\$197
Valuated Price:	\$263,000
Valuated PPSF:	\$200

*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:	98
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	3%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

## 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

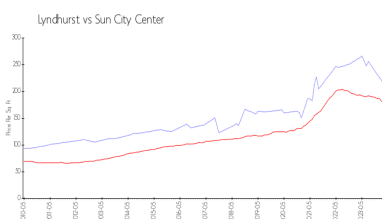
Ph: 813-642-8790

URL: <http://kpscc.com/>

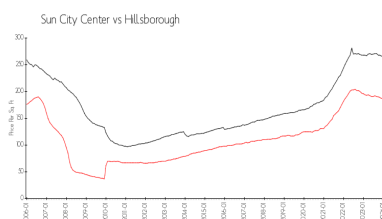
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,425 sq ft	Apr 2024	\$285,000	\$200
53	1,075 sq ft	Aug 2023	\$275,000	\$256
47	1,188 sq ft	Jun 2023	\$298,000	\$251

## Market Information



Lyndhurst: \$200/sq. ft.  
Sun City Center: \$184/sq. ft.



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



**Inventory for Sale**

Lyndhurst	3%
Sun City Center	3%
Hillsborough	2%

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

Lyndhurst	76 days
Sun City Center	54 days
Hillsborough	44 days