

# Unit 2423 Kensington Greens Dr # 85 - Kensington

2423 Kensington Greens Dr # 85 - 2401-2495 Kensington Greens Dr, Sun City Center, FL, Hillsborough 33573

## Unit Information

MLS Number: T3489418  
Status: ACTIVE  
Size: 1,630 Sq ft.  
Bedrooms: 3  
Full Bathrooms: 2  
Half Bathrooms: 0  
Parking Spaces: Driveway, Garage Door Opener, Parking Pad, Split Garage  
View: Golf Course, Water  
List Price: \$348,750  
List PPSF: \$214  
Valuated Price: \$345,000  
Valuated PPSF: \$212

*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: 96  
Number of active listings for rent: 0  
Number of active listings for sale: 4  
Building inventory for sale: 4%  
Number of sales over the last 12 months: 7  
Number of sales over the last 6 months: 4  
Number of sales over the last 3 months: 2

## Building Association Information

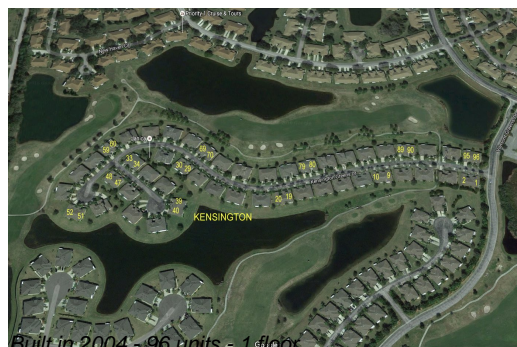
**Sun City Center Community Association**  
1009 North Pebble Beach Blv  
Sun City Center  
Ph: 813-633-3500  
URL: <http://www.suncitycenter.org/association.html>

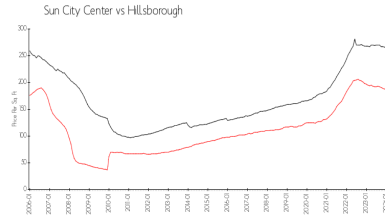
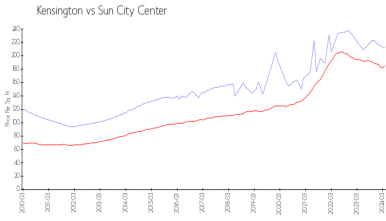
**Kings Point Community**  
1904 Clubhouse Dr  
Sun City Center  
Ph: 813-642-8790  
URL: <http://kpsc.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
19	1,630 sq ft	Apr 2024	\$345,000	\$212
	1,908 sq ft	Feb 2024	\$399,900	\$210
	1,746 sq ft	Dec 2023	\$350,000	\$200
0	1,608 sq ft	Nov 2023	\$325,000	\$202
2492	1,709 sq ft	Jul 2023	\$375,000	\$219

## Market Information





Kensington: \$212/sq. ft.  
 Sun City Center: \$185/sq. ft.

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

**Inventory for Sale**

Kensington 4%  
 Sun City Center 3%  
 Hillsborough 2%

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

Kensington 54 days  
 Sun City Center 53 days  
 Hillsborough 43 days