

# Unit 1418 Leland Dr # 48 - Lancaster II

1418 Leland Dr # 48 - 1302-1624 Leland Dr, Sun City Center, FL, Hillsborough 33573

## Unit Information

MLS Number:	T3501835
Status:	ACTIVE
Size:	1,529 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	
View:	Trees/Woods
List Price:	\$268,000
List PPSF:	\$175
Valuated Price:	\$227,000
Valuated PPSF:	\$148

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:	124
Number of active listings for rent:	0
Number of active listings for sale:	7
Building inventory for sale:	5%
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:	3

## 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

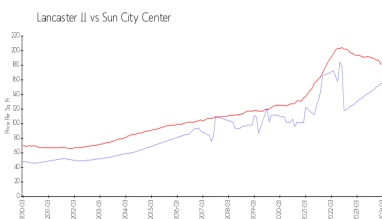
Ph: 813-642-8790

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

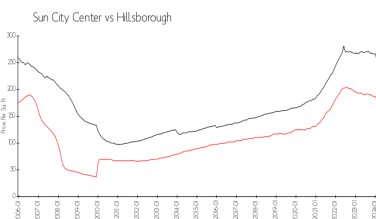
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,751 sq ft	Apr 2024	\$259,900	\$148
	1,529 sq ft	Mar 2024	\$264,000	\$173
53	1,529 sq ft	Mar 2024	\$234,900	\$154
	1,394 sq ft	Jan 2024	\$279,900	\$201
	1,878 sq ft	Sep 2023	\$243,500	\$130

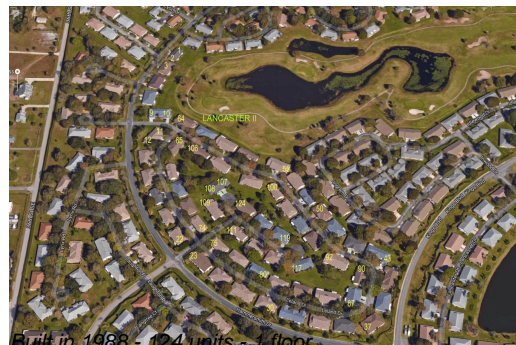
## Market Information



Lancaster II: \$152/sq. ft.  
Sun City Center: \$184/sq. ft.



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



**Inventory for Sale**

Lancaster II	6%
Sun City Center	3%
Hillsborough	2%

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

Lancaster II	67 days
Sun City Center	53 days
Hillsborough	43 days