

# Unit 116 Knollpoint Dr # 4-2 - Knolls of Kings Point (The)

116 Knollpoint Dr # 4-2 - 401-424 Lake Point Ct, Sun City Center, FL, Hillsborough 33573

## Unit Information

MLS Number: T3502823  
 Status: ACTIVE  
 Size: 1,073 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Covered  
 View:  
 List Price: \$194,900  
 List PPSF: \$182  
 Valuated Price: \$185,000  
 Valuated PPSF: \$172

*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: 106  
 Number of active listings for rent: 0  
 Number of active listings for sale: 8  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 2

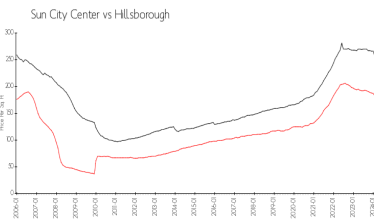
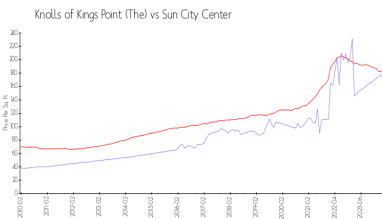
## Building Association Information

Kings Point Management LLC  
 Address: 1904 Clubhouse Dr,  
 Sun City Center, FL 33573  
 Phone: +1 813-642-8990

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3	1,073 sq ft	Mar 2024	\$190,000	\$177
6	1,073 sq ft	Feb 2024	\$141,500	\$132
314	908 sq ft	Oct 2023	\$173,000	\$191
1	908 sq ft	Oct 2023	\$174,000	\$192
04	1,073 sq ft	Aug 2023	\$205,000	\$191

## Market Information



Knolls of Kings Point (The): \$172/sq. ft.  
 Sun City Center: \$185/sq. ft.  
 Hillsborough: \$249/sq. ft.

## Inventory for Sale

Knolls of Kings Point (The) 8%



Sun City Center	3%
Hillsborough	2%

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

Knolls of Kings Point (The)	68 days
Sun City Center	53 days
Hillsborough	43 days