

# Unit 1302 Lambdeth Ct # 7C - St George A-B&C

1302 Lambdeth Ct # 7C - 1301-1359 New Bedford Dr, Sun City Center, FL, Hillsborough 33573

## Unit Information

MLS Number:	T3511709
Status:	ACTIVE
Size:	1,056 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Driveway
View:	
List Price:	\$220,000
List PPSF:	\$208
Valuated Price:	\$205,000
Valuated PPSF:	\$207

*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:	62
Number of active listings for rent:	0
Number of active listings for sale:	2
Building inventory for sale:	3%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	3
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

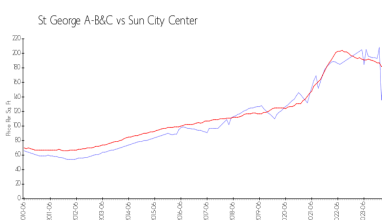
Ph: 813-642-8790

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

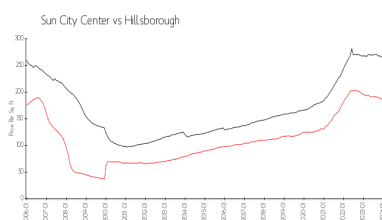
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	992 sq ft	Apr 2024	\$203,500	\$205
6	992 sq ft	Feb 2024	\$135,000	\$136
1303	984 sq ft	Jan 2024	\$205,000	\$208
102	984 sq ft	Aug 2023	\$170,000	\$173
13	984 sq ft	Aug 2023	\$215,000	\$218

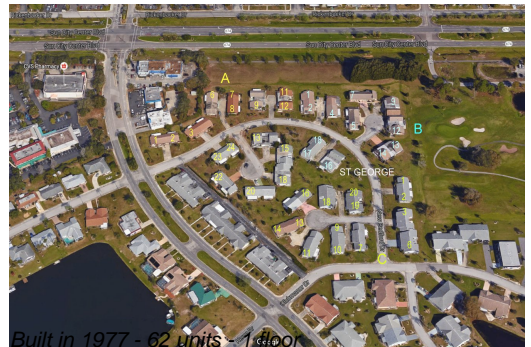
## Market Information



St George A-B&C: \$206/sq. ft.



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



Sun City Center:	\$184/sq. ft.	Hillsborough:	\$251/sq. ft.
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### **Inventory for Sale**

St George A-B&C	3%
Sun City Center	3%
Hillsborough	2%

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

St George A-B&C	48 days
Sun City Center	53 days
Hillsborough	43 days