

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: \$211,000
 Valuated PPSF: \$213

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

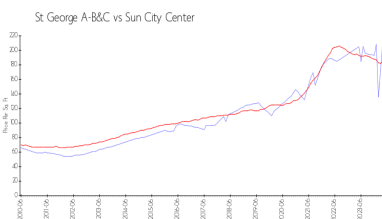
Sun City Center Community Association
 1009 North Pebble Beach Blv
 Sun City Center
 Ph: 813-633-3500
 URL: <http://www.suncitycenter.org/association.html>

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

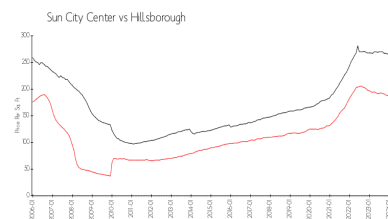
Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-----------|--------------|------------|-------|
| 6 | 992 sq ft | Apr 2024 | \$203,500 | \$205 |
| 1303 | 992 sq ft | Feb 2024 | \$135,000 | \$136 |
| 102 | 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: \$212/sq. ft.



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



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

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 |