

# Unit 2509 Lynx Rd # 24 - Lancaster IV

2509 Lynx Rd # 24 - 2501-2531 Lynx Rd, Sun City Center, FL, Hillsborough 33573

## Unit Information

MLS Number:	T3512904
Status:	ACTIVE
Size:	1,584 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Garage Door Opener
View:	
List Price:	\$265,000
List PPSF:	\$167
Valuated Price:	\$223,000
Valuated PPSF:	\$154

*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:	58
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	6%
Number of sales over the last 12 months:	0
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

## 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

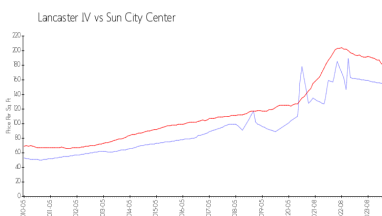
1904 Clubhouse Dr

Sun City Center

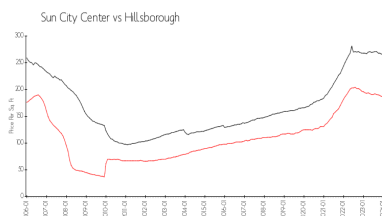
Ph: 813-642-8790

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

## Market Information



Lancaster IV:	\$154/sq. ft.
Sun City Center:	\$184/sq. ft.



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

## Inventory for Sale

Lancaster IV	7%
Sun City Center	3%
Hillsborough	2%

## Avg. Time to Close Over Last 12 Months

Lancaster IV	n/a
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Sun City Center  
Hillsborough

53 days  
43 days