

# Unit 304 Kelsey Way # 7-2 - Knolls of Kings Point (The)

304 Kelsey Way # 7-2 - 401-424 Lake Point Ct, Sun City Center, FL, Hillsborough 33573

## Unit Information

MLS Number:	T3518357
Status:	ACTIVE
Size:	1,073 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Covered
View:	
List Price:	\$195,000
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

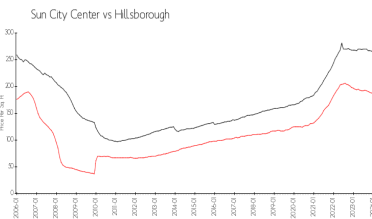
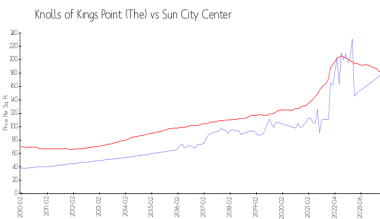
## Building Association Information

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.
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