

# Unit 1214 Lakehouse Ct # 1C - Westwood Greens

1214 Lakehouse Ct # 1C - 320-386 Club Manor Dr, Sun City Center, FL, Hillsborough 33573

## Unit Information

MLS Number: T3533458  
Status: ACTIVE  
Size: 1,620 Sq ft.  
Bedrooms: 2  
Full Bathrooms: 2  
Half Bathrooms: 0  
Parking Spaces: Garage Door Opener, Golf Cart Garage  
View:  
List Price: \$247,500  
List PPSF: \$153  
Valuated Price: \$248,000  
Valuated PPSF: \$164

*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: 70  
Number of active listings for rent: 0  
Number of active listings for sale: 5  
Building inventory for sale: 7%  
Number of sales over the last 12 months: 8  
Number of sales over the last 6 months: 4  
Number of sales over the last 3 months: 4

## 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/>

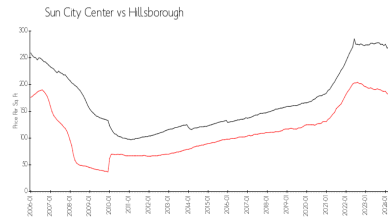
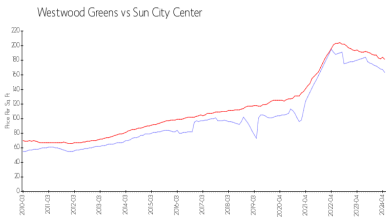
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,516 sq ft	Jun 2024	\$155,000	\$102
	1,516 sq ft	May 2024	\$209,900	\$138
308	1,620 sq ft	Apr 2024	\$265,000	\$164
4	1,516 sq ft	Apr 2024	\$240,000	\$158
3	1,516 sq ft	Sep 2023	\$260,000	\$172
1207	1,620 sq ft	Sep 2023	\$287,000	\$177
1209	1,516 sq ft	Sep 2023	\$262,000	\$173

## Market Information



Built in 1976 - 70 units - 654,000 sq ft



Westwood Greens: \$163/sq. ft.  
 Sun City Center: \$181/sq. ft.

Sun City Center: \$181/sq. ft.  
 Hillsborough: \$261/sq. ft.

### Inventory for Sale

Westwood Greens	7%
Sun City Center	2%
Hillsborough	2%

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

Westwood Greens	53 days
Sun City Center	55 days
Hillsborough	46 days