

Unit 739 Kensington Lake Cir - Townhomes at Kensington

739 Kensington Lake Cir - 302-746 Kensington Lake Cir, Brandon, FL, Hillsborough 33511

Unit Information

MLS Number: T3542740
 Status: Active
 Size: 1,412 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces:
 View:
 List Price: \$260,000
 List PPSF: \$184
 Valuated Price: \$64,000
 Valuated PPSF: \$55

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: 210
 Number of active listings for rent: 0
 Number of active listings for sale: 5
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 5
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 1

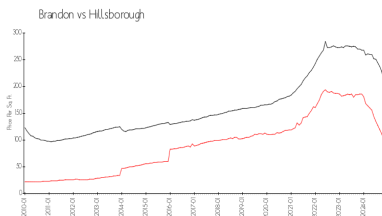
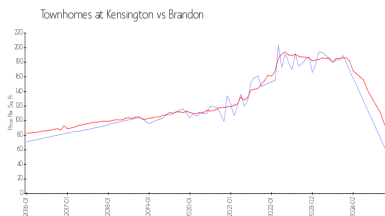
Building Association Information

Townhomes At Kensington
 Homeowners Association
 4520 West Village Drive # F
 Tampa, FL 33624
 Phone: (813) 831-5050

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,496 sq ft	Jan 2025	\$270,000	\$180
	1,396 sq ft	Jun 2024	\$225,000	\$161
	1,159 sq ft	Apr 2024	\$217,500	\$188
	1,159 sq ft	Feb 2024	\$230,000	\$198
	1,159 sq ft	Feb 2024	\$245,000	\$211

Market Information



Townhomes at Kensington:	\$56/sq. ft.	Brandon:	\$86/sq. ft.
Brandon:	\$86/sq. ft.	Hillsborough:	\$163/sq. ft.

Inventory for Sale

Townhomes at Kensington: 2%
 Brandon: 2%
 Hillsborough: 3%



Built in 1998 - 210 units - 2 floors

Avg. Time to Close Over Last 12 Months

Townhomes at Kensington	74 days
Brandon	59 days
Hillsborough	66 days