

# Unit 1312 Leland Dr # 61 - Lancaster II

1312 Leland Dr # 61 - 1302-1624 Leland Dr, Sun City Center, FL, Hillsborough 33573

## Unit Information

MLS Number: T3545000  
 Status: Active  
 Size: 1,857 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces:  
 View: Golf Course  
 List Price: \$264,900  
 List PPSF: \$143  
 Valuated Price: \$265,000  
 Valuated PPSF: \$143

*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: 124  
 Number of active listings for rent: 0  
 Number of active listings for sale: 4  
 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: 1

## Building Association Information

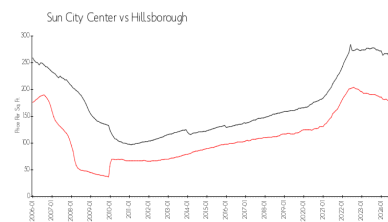
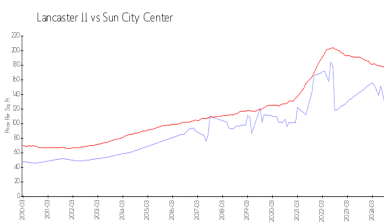
**Sun City Center Community Association**  
 1009 North Pebble Beach Blv  
 Sun City Center  
 Ph: 813-633-3500  
 URL: <http://www.suncitycenter.org/association.html>

**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
84	1,099 sq ft	Aug 2024	\$202,500	\$184
	1,529 sq ft	Jul 2024	\$225,000	\$147
	1,516 sq ft	Jun 2024	\$269,000	\$177
	1,751 sq ft	Apr 2024	\$259,900	\$148
53	1,529 sq ft	Mar 2024	\$264,000	\$173
	1,529 sq ft	Mar 2024	\$234,900	\$154

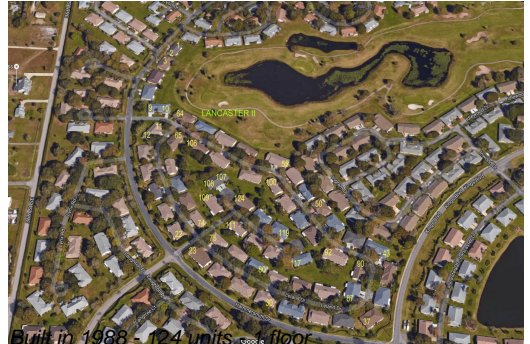
## Market Information



Lancaster II: \$127/sq. ft.  
 Sun City Center: \$178/sq. ft.

Sun City Center: \$178/sq. ft.  
 Hillsborough: \$235/sq. ft.

## Inventory for Sale



Lancaster II	3%
Sun City Center	4%
Hillsborough	4%

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

Lancaster II	73 days
Sun City Center	69 days
Hillsborough	59 days