

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

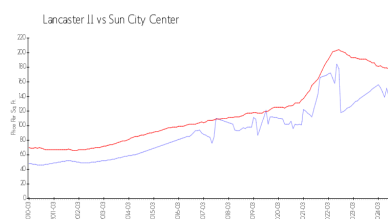
Ph: 813-642-8790

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

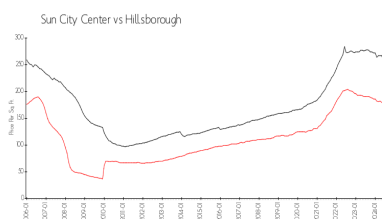
Recent Sales

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

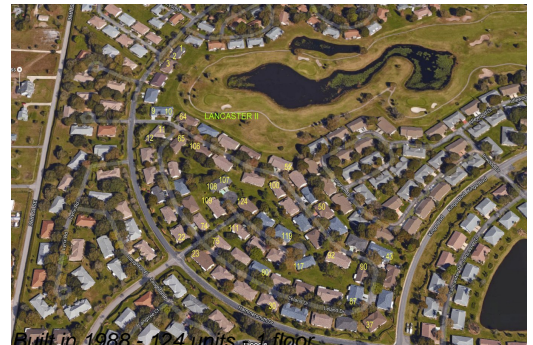


Lancaster II: \$127/sq. ft.
Sun City Center: \$178/sq. ft.



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