

# Unit 310 Knottwood Ct # 4-6 - Knolls of Kings Point (The)

310 Knottwood Ct # 4-6 - 401-424 Lake Point Ct, Sun City Center, FL, Hillsborough 33573

## Unit Information

MLS Number: TB8305946  
 Status: Active  
 Size: 1,073 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned,Covered  
 View:  
 List Price: \$160,000  
 List PPSF: \$149  
 Valuated Price: \$77,000  
 Valuated PPSF: \$72

*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: 12  
 Building inventory for sale: 11%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

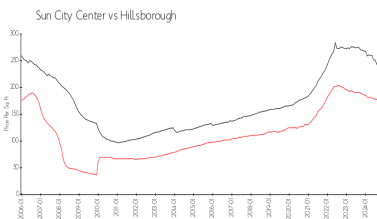
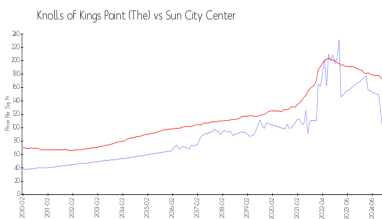
## Building Association Information

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
	1,073 sq ft	Sep 2024	\$160,000	\$149
410	952 sq ft	May 2024	\$175,000	\$184
3	1,073 sq ft	Mar 2024	\$190,000	\$177
6	1,073 sq ft	Feb 2024	\$141,500	\$132

## Market Information



Knolls of Kings Point (The): \$71/sq. ft.  
 Sun City Center: \$160/sq. ft.  
 Hillsborough: \$163/sq. ft.  
 Sun City Center: \$160/sq. ft.

## Inventory for Sale

Knolls of Kings Point (The): 11%  
 Sun City Center: 4%  
 Hillsborough: 3%

## Avg. Time to Close Over Last 12 Months



Built in 1982/1990 - 106 units - 2 floors

Knolls of Kings Point (The)  
Sun City Center  
Hillsborough

113 days  
80 days  
66 days