

# Unit 1210 Lakehouse Ct # 3C - Westwood Greens

1210 Lakehouse Ct # 3C - 320-386 Club Manor Dr, Sun City Center, FL, Hillsborough 33573

## Unit Information

MLS Number: TB8306963  
 Status: Active  
 Size: 1,516 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Parking Pad  
 View: Water  
 List Price: \$253,900  
 List PPSF: \$167  
 Valuated Price: \$110,000  
 Valuated PPSF: \$73

*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: 11  
 Building inventory for sale: 15%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 0

## 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

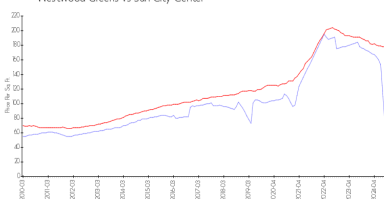
URL: <http://kpscc.com/>

## Recent Sales

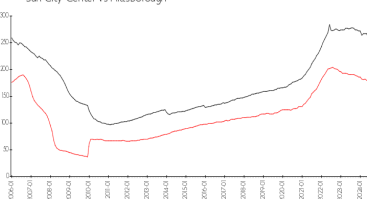
Unit #	Size	Closing Date	Sale Price	PPSF
17	1,516 sq ft	Jul 2024	\$232,000	\$153
	1,516 sq ft	Jun 2024	\$155,000	\$102
	1,516 sq ft	May 2024	\$209,900	\$138
308	1,620 sq ft	Apr 2024	\$265,000	\$164
4	1,516 sq ft	Apr 2024	\$240,000	\$158

## Market Information

Westwood Greens vs Sun City Center



Sun City Center vs Hillsborough



Westwood Greens: \$74/sq. ft.  
 Sun City Center: \$178/sq. ft.

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



**Inventory for Sale**

Westwood Greens	16%
Sun City Center	4%
Hillsborough	4%

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

Westwood Greens	68 days
Sun City Center	69 days
Hillsborough	59 days