

# Unit 310 Kelsey Way # 7-6 - Knolls of Kings Point (The)

310 Kelsey Way # 7-6 - 401-424 Lake Point Ct, Sun City Center, FL, Hillsborough 33573

## Unit Information

|                 |              |
|-----------------|--------------|
| MLS Number:     | TB8432930    |
| Status:         | ACTIVE       |
| Size:           | 1,073 Sq ft. |
| Bedrooms:       | 2            |
| Full Bathrooms: | 2            |
| Half Bathrooms: | 0            |
| Parking Spaces: |              |
| View:           |              |
| List Price:     | \$147,000    |
| List PPSF:      | \$137        |
| Valuated Price: | \$149,000    |
| Valuated PPSF:  | \$139        |

*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:      | 14  |
| Building inventory for sale:             | 13% |
| Number of sales over the last 12 months: | 9   |
| Number of sales over the last 6 months:  | 2   |
| Number of sales over the last 3 months:  | 2   |

## Building Association Information

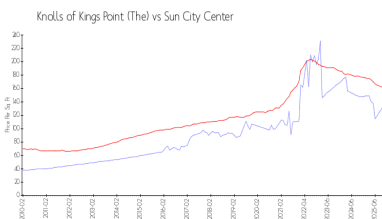
Kings Point Management LLC  
Address: 1904 Clubhouse Dr,  
Sun City Center, FL 33573  
Phone: +1 813-642-8990

<https://>

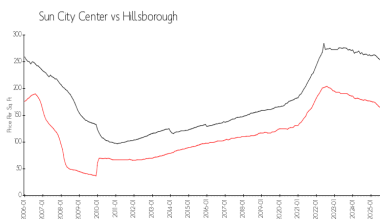
## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
|        | 1,073 sq ft | Dec 2025     | \$125,000  | \$116 |
|        | 908 sq ft   | Nov 2025     | \$124,900  | \$138 |
|        | 1,073 sq ft | Jun 2025     | \$123,000  | \$115 |
| D      | 980 sq ft   | May 2025     | \$120,000  | \$122 |
| 6-4    | 1,073 sq ft | Apr 2025     | \$149,900  | \$140 |

## Market Information



Knolls of Kings Point \$138/sq. ft.  
(The):  
Sun City Center: \$158/sq. ft.



Sun City Center: \$158/sq. ft.  
Hillsborough: \$229/sq. ft.

## Inventory for Sale

Knolls of Kings Point (The) 13%



|                 |    |
|-----------------|----|
| Sun City Center | 6% |
| Hillsborough    | 5% |

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

|                             |          |
|-----------------------------|----------|
| Knolls of Kings Point (The) | 208 days |
| Sun City Center             | 107 days |
| Hillsborough                | 89 days  |