

# Unit 2613 Lancaster Dr # 32 - Lancaster I

2613 Lancaster Dr # 32 - 2301-2724 Lancaster Dr, Sun City Center, FL, Hillsborough 33573

## Unit Information

MLS Number:	T3467096
Status:	ACTIVE
Size:	1,099 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Driveway, Garage Door Opener
View:	Golf Course
List Price:	\$259,000
List PPSF:	\$236
Valuated Price:	\$167,000
Valuated PPSF:	\$152

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:	170
Number of active listings for rent:	0
Number of active listings for sale:	9
Building inventory for sale:	5%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	1
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

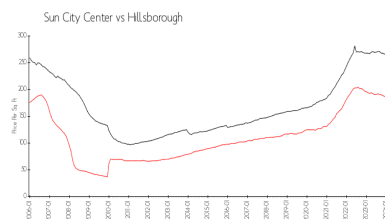
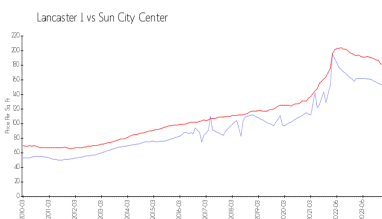
Ph: 813-642-8790

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
108	1,579 sq ft	Jan 2024	\$292,500	\$185
2429	1,579 sq ft	Nov 2023	\$250,000	\$158
128	1,529 sq ft	Oct 2023	\$222,500	\$146
164	1,529 sq ft	Oct 2023	\$244,000	\$160
120	1,579 sq ft	Sep 2023	\$210,000	\$133

## Market Information



Lancaster I: \$152/sq. ft.  
Sun City Center: \$184/sq. ft.

Sun City Center: \$184/sq. ft.  
Hillsborough: \$251/sq. ft.



Built in 1987 - 170 units - 4 floor

## **Inventory for Sale**

Lancaster I	5%
Sun City Center	3%
Hillsborough	2%

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

Lancaster I	103 days
Sun City Center	54 days
Hillsborough	44 days