

# Unit 1418 Leland Dr # 48 - Lancaster II

1418 Leland Dr # 48 - 1302-1624 Leland Dr, Sun City Center, FL, Hillsborough 33573

## Unit Information

MLS Number: T3501835  
 Status: ACTIVE  
 Size: 1,529 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces:  
 View: Trees/Woods  
 List Price: \$268,000  
 List PPSF: \$175  
 Valuated Price: \$227,000  
 Valuated PPSF: \$148

*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: 7  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 3

## Building Association Information

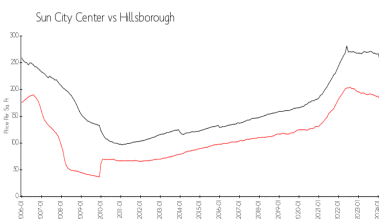
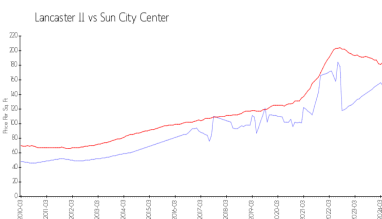
**Sun City Center Community Association**  
 1009 North Pebble Beach Blv  
 Sun City Center  
 Ph: 813-633-3500  
 URL: <http://www.suncitycenter.org/association.html>

**Kings Point Community**  
 1904 Clubhouse Dr  
 Sun City Center  
 Ph: 813-642-8790  
 URL: <http://kpscc.com/>

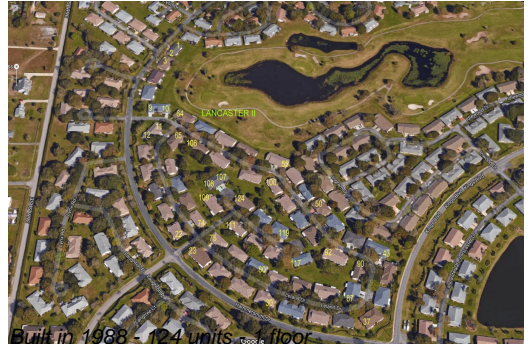
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,751 sq ft	Apr 2024	\$259,900	\$148
	1,529 sq ft	Mar 2024	\$264,000	\$173
53	1,529 sq ft	Mar 2024	\$234,900	\$154
	1,394 sq ft	Jan 2024	\$279,900	\$201
	1,878 sq ft	Sep 2023	\$243,500	\$130

## Market Information



Lancaster II: \$152/sq. ft.  
 Sun City Center: \$184/sq. ft.  
 Sun City Center: \$184/sq. ft.  
 Hillsborough: \$251/sq. ft.



## Inventory for Sale

Lancaster II	6%
Sun City Center	3%
Hillsborough	2%

## Avg. Time to Close Over Last 12 Months

Lancaster II	67 days
Sun City Center	54 days
Hillsborough	44 days