

# Unit 1145 New Winsor Loop # 53 - Southampton 2

1145 New Winsor Loop # 53 - 1024-1147 New Winsor Loop, Sun City Center, FL,  
Hillsborough 33573

## Unit Information

MLS Number: T3512892  
 Status: ACTIVE  
 Size: 1,556 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces:  
 View: Water  
 List Price: \$249,900  
 List PPSF: \$161  
 Valuated Price: \$244,000  
 Valuated PPSF: \$157

*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: 54  
 Number of active listings for rent: 0  
 Number of active listings for sale: 3  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 2  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

## Building Association Information

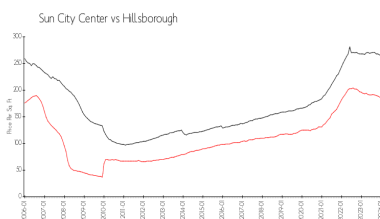
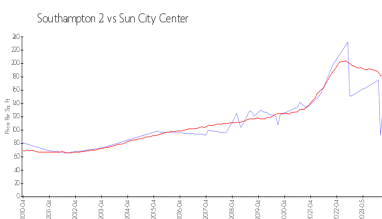
**Sun City Center Community Association**  
 1009 North Pebble Beach Blv  
 Sun City Center  
 Ph: 813-633-3500  
 URL: <http://www.suncitycenter.org/association.html>

**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  |
|--------|-------------|--------------|------------|-------|
| 43     | 1,559 sq ft | Dec 2023     | \$255,000  | \$164 |
| 1      | 1,419 sq ft | Oct 2023     | \$242,000  | \$171 |

## Market Information



|                  |               |                  |               |
|------------------|---------------|------------------|---------------|
| Southampton 2:   | \$157/sq. ft. | Sun City Center: | \$184/sq. ft. |
| Sun City Center: | \$184/sq. ft. | Hillsborough:    | \$251/sq. ft. |



## **Inventory for Sale**

|                 |    |
|-----------------|----|
| Southampton 2   | 6% |
| Sun City Center | 3% |
| Hillsborough    | 2% |

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

|                 |         |
|-----------------|---------|
| Southampton 2   | 31 days |
| Sun City Center | 54 days |
| Hillsborough    | 44 days |