

2306 LANCASTER DRIVE SUN CITY CENTER FL 33573
https://candiscarmichael.com



\$194,900



Welcome to easy, resort-style living in the sought-after Kings Point community. This move-in ready Augusta model offers 1,642 sq ft of comfortable living space, including an expanded Florida Room under HVAC—perfect for a cozy den, office, or additional sitting area. Major updates have already been taken care of, including a NEW roof (May 2025), AC [...]

- 2 beds
- 2 baths
- Residential
- Condominium
- Active
- 1498 sq ft



Courtesy of

Listing Office: DALTON WADE INC
Status: Active

Office ID: MFR260031661
MLS ID: MFRTB8494389



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Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Description

Virtual Tour:

www.viewshoot.com/tour/MLS/2306LancasterDrive_SunCityCenter_FL_33573_1627_447394.html

Basics

Unit Number: 2306

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 2500 sq ft

UnitNumber: 2306

ListOfficeName: DALTON WADE INC

ListAOR: mfrmls

Bathrooms Full: 2

Category: Condominium

Bedrooms: 2 beds

Half baths: 0 half baths

Area, sq ft: 1498 sq ft

Year built: 1987

SubdivisionName: LANCASTER I CONDO

GarageSpaces: 2

Location Details

Township: 32

Road Surface Type: Paved

Property Features



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Interior Features: Ceiling Fans(s)

Flooring: Carpet, Ceramic Tile

Pool Features: Heated

Attached Garage YN: Yes

Exterior Features: Lighting, Rain Gutters

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Public, Sewer Connected, Water Connected

Sewer: Public Sewer

Heating: Central

Appliances: Dishwasher, Disposal, Electric Water Heater, Range, Refrigerator

Laundry Features: Inside, Laundry Room

Garage YN: Yes

Garage Spaces: 2

Roof: Shingle

Water Source: Public

Cooling: Central Air

Furnished: Partially

Property Details

Subdivision Name: LANCASTER I CONDO

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional

Parcel Number: U-14-32-19-1ZD-000000-00080.0

Direction Faces: Southeast

Construction Materials: Block, Stucco

Association Information

Association Fee Includes: Cable TV, Pool, Escrow Reserves Fund, Internet, Maintenance Structure, Maintenance Grounds, Pest Control, Private Road, Recreational Facilities, Security, Sewer, Water

Community Features: Association Recreation - Lease, Deed Restrictions, Fitness Center, Gated Community - Guard, Golf, Pool, Tennis Court(s)

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$2,048

Tax Legal Description: LANCASTER I CONDOMINIUM PHASE 1
UNIT 80

Tax Lot: 000800



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Rooms

Room type	Level
Primary Bedroom	First
Bedroom 2	First
Dining Room	First
Living Room	First
Kitchen	First

Amenities & Features

- Waterfront available:** No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Association Recreation - Lease, Deed Restrictions, Fitness Center, Gated Community - Guard, Golf, Pool, Tennis Court(s)

PoolFeatures: Heated

Features: Ceiling Fans(s)
- GarageYN:** Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Lighting, Rain Gutters

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Public, Sewer Connected, Water Connected

Amenities: Dishwasher, Disposal, Electric Water Heater, Range, Refrigerator

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Condominium

Occupant Type: Tenant

Showing Requirements: Appointment Only, Lockbox, ShowingTime



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