

# Unit 2918 Girvan Dr - Straiton at Ballantrae Village

2918 Girvan Dr - 17436-17552 Stinchar Dr, Land O Lakes, FL, Pasco 34638

## Unit Information

MLS Number:	O6145518
Status:	ACTIVE
Size:	2,172 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	
View:	
List Price:	\$337,900
List PPSF:	\$156
Valuated Price:	\$321,000
Valuated PPSF:	\$174

*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:	182
Number of active listings for rent:	0
Number of active listings for sale:	2
Building inventory for sale:	1%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

## Building Association Information

STRAITON TOWNHOMES  
 Management Company Rizzetta & Company  
 5844 Old Pasco Road, Suite 100  
 Wesley Chapel, FL 33544  
 Phone: 813-994-1001

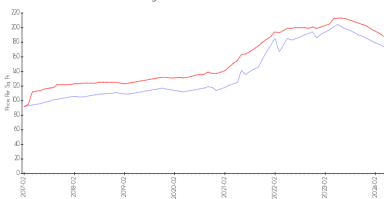
<http://www.ballantraehoa.com/default.php>

## Recent Sales

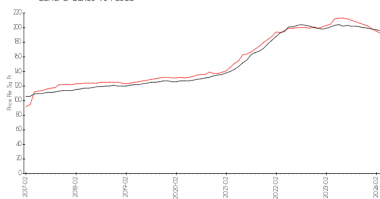
Unit #	Size	Closing Date	Sale Price	PPSF
	1,842 sq ft	Oct 2023	\$327,500	\$178
	1,755 sq ft	Sep 2023	\$320,000	\$182
	1,572 sq ft	May 2023	\$310,000	\$197

## Market Information

Straiton at Ballantrae Village vs Land O Lakes

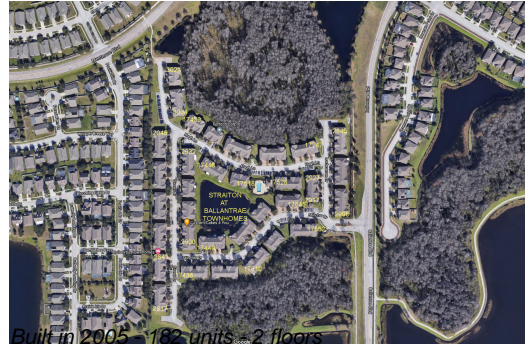


Land O Lakes vs Pasco



Straiton at Ballantrae Village:	\$174/sq. ft.	Land O Lakes:	\$188/sq. ft.
Land O Lakes:	\$188/sq. ft.	Pasco:	\$192/sq. ft.

## Inventory for Sale



Straiton at Ballantrae Village	1%
Land O Lakes	1%
Pasco	1%

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

Straiton at Ballantrae Village	25 days
Land O Lakes	31 days
Pasco	43 days