

Unit 26531 Chimney Spire Ln - Bay at Cypress Creek

26531 Chimney Spire Ln - 26517-26655 Castlevue Wy, Wesley Chapel, FL, Pasco 33544

Unit Information

MLS Number:	T3513889
Status:	PENDING
Size:	1,588 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	
View:	
List Price:	\$275,000
List PPSF:	\$173
Valuated Price:	\$276,000
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:	176
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:	2
Number of sales over the last 3 months:	1

Building Association Information

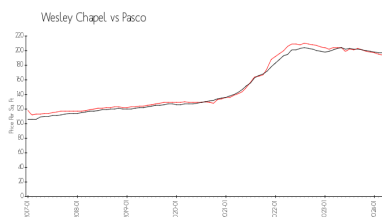
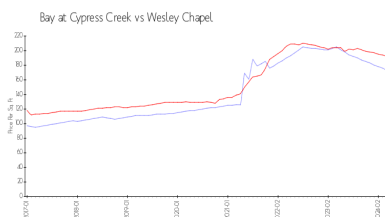
The Bay at Cypress Creek
Homeowner's Association
Management and Associates
720 Brooker Creek Blvd. #206
Oldsmar, FL34677
813-433-2000 Ext. 2007

<https://wildwoods.wordpress.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,588 sq ft	May 2024	\$300,000	\$189
	1,545 sq ft	Dec 2023	\$300,000	\$194
	1,545 sq ft	Jul 2023	\$300,000	\$194

Market Information



Bay at Cypress Creek:	\$173/sq. ft.	Wesley Chapel:	\$192/sq. ft.
Wesley Chapel:	\$192/sq. ft.	Pasco:	\$192/sq. ft.



Inventory for Sale

Bay at Cypress Creek	1%
Wesley Chapel	1%
Pasco	1%

Avg. Time to Close Over Last 12 Months

Bay at Cypress Creek	32 days
Wesley Chapel	38 days
Pasco	45 days