

Unit 28516 Tranquil Lake Cir - Arbors at Wiregrass Ranch

28516 Tranquil Lake Cir - 28390-25651 Tranquil Lake Cir, Wesley Chapel, FL, Pasco 33543

Unit Information

MLS Number: T3519332
 Status: ACTIVE
 Size: 2,319 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: Curb Parking, Guest, On Street
 View: Trees/Woods
 List Price: \$464,900
 List PPSF: \$200
 Valuated Price: \$442,000
 Valuated PPSF: \$191

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: 118
 Number of active listings for rent: 0
 Number of active listings for sale: 1
 Building inventory for sale: 0%
 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

Wiregrass Community
 Development District
 Rizzetta & Company, Inc.
 5844 Old Pasco Road Suite 100
 Tampa, FL 33544
 Ph. 813-994-1001

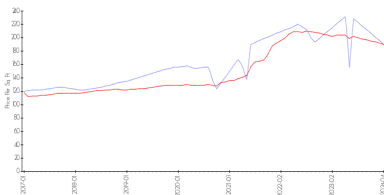
<https://www.wiregrasscdd.org/>

Recent Sales

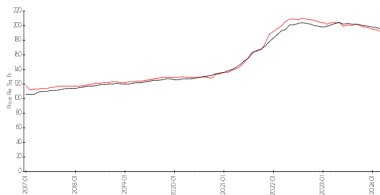
Unit #	Size	Closing Date	Sale Price	PPSF
	1,394 sq ft	Sep 2023	\$318,000	\$228
	2,466 sq ft	Jun 2023	\$385,000	\$156
	1,510 sq ft	May 2023	\$349,000	\$231

Market Information

Arbors at Wiregrass Ranch vs Wesley Chapel



Wesley Chapel vs Pasco



Arbors at Wiregrass Ranch: \$190/sq. ft.
 Wesley Chapel: \$190/sq. ft.

Wesley Chapel: \$190/sq. ft.
 Pasco: \$192/sq. ft.



Inventory for Sale

Arbors at Wiregrass Ranch	1%
Wesley Chapel	1%
Pasco	1%

Avg. Time to Close Over Last 12 Months

Arbors at Wiregrass Ranch	33 days
Wesley Chapel	36 days
Pasco	43 days