

Unit 1119 Wrightswynde Ct - Larkenheath at Meadow Pointe

1119 Wrightswynde Ct - 31744-31825 Blythewood Wy, Wesley Chapel, FL, Pasco 33543

Unit Information

MLS Number:	TB8304123
Status:	CLOSED
Size:	1,455 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Driveway
View:	Trees/Woods
List Price:	\$325,000
List PPSF:	\$223
Valuated Price:	\$284,000
Valuated PPSF:	\$195

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:	209
Number of active listings for rent:	0
Number of active listings for sale:	6
Building inventory for sale:	2%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

Building Association Information

Meadow Point IV
Rizzetta & Company, Inc.

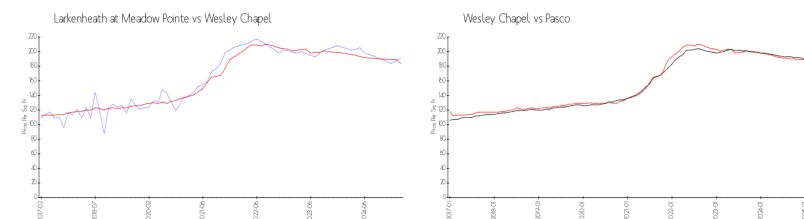
5844 Old Pasco Road Suite 100
Tampa, FL 33544
Ph. 813-994-1001

<http://www.rizzetta.com>

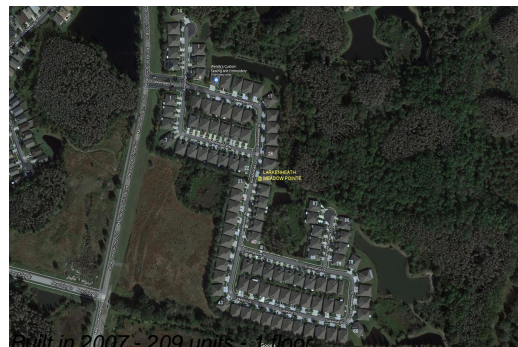
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,455 sq ft	Mar 2025	\$325,000	\$223
	1,713 sq ft	Dec 2024	\$308,000	\$180
	1,713 sq ft	Dec 2024	\$322,000	\$188
	1,713 sq ft	Jun 2024	\$340,000	\$198
	1,607 sq ft	May 2024	\$317,500	\$198
	1,544 sq ft	May 2024	\$339,000	\$220

Market Information



Larkenheath at Meadow Pointe:	\$195/sq. ft.	Wesley Chapel:	\$180/sq. ft.
Wesley Chapel:	\$180/sq. ft.	Pasco:	\$184/sq. ft.



Inventory for Sale

Larkenheath at Meadow Pointe	3%
Wesley Chapel	2%
Pasco	1%

Avg. Time to Close Over Last 12 Months

Larkenheath at Meadow Pointe	58 days
Wesley Chapel	82 days
Pasco	74 days