

# 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: PENDING  
 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: \$279,000  
 Valuated PPSF: \$192

*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: 2  
 Building inventory for sale: 0%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 2

## Building Association Information

Meadow Point IV  
 Rizzetta & Company, Inc.

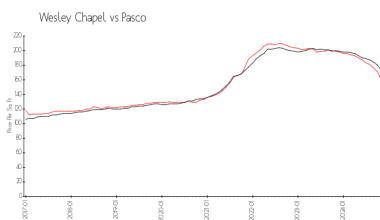
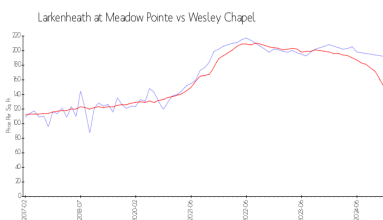
5844 Old Pasco Road Suite 100  
 Tampa, FL 33544  
 Ph. 813-994-1001

<http://www.rizzetta.com>

## Recent Sales

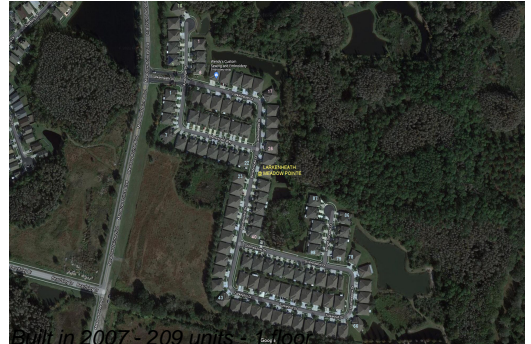
Unit #	Size	Closing Date	Sale Price	PPSF
	1,713 sq ft	Dec 2024	\$308,000	\$180
	1,713 sq ft	Dec 2024	\$322,000	\$188
	1,713 sq ft	Jun 2024	\$340,000	\$198
	1,607 sq ft	May 2024	\$317,500	\$198
	1,544 sq ft	May 2024	\$339,000	\$220

## Market Information



Larkenheath at Meadow Pointe:	\$192/sq. ft.	Wesley Chapel:	\$149/sq. ft.
Wesley Chapel:	\$149/sq. ft.	Pasco:	\$160/sq. ft.

## Inventory for Sale



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

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

Larkenheath at Meadow Pointe	48 days
Wesley Chapel	74 days
Pasco	66 days