

Unit 17530 Stinchar Dr - Straiton at Ballantrae Village

17530 Stinchar Dr - 17436-17552 Stinchar Dr, Land O Lakes, FL, Pasco 34638



Built in 2005 - 162 units - 2 floors

Unit Information

MLS Number:	U8218130
Status:	ACTIVE
Size:	1,768 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Garage Door Opener, Guest
View:	Trees/Woods
List Price:	\$329,900
List PPSF:	\$187
Valuated Price:	\$308,000
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

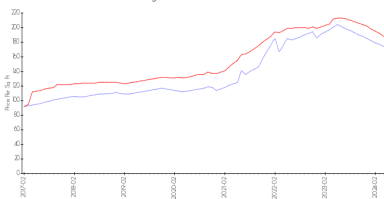
<http://www.ballantraehoa.com/default.php>

Recent Sales

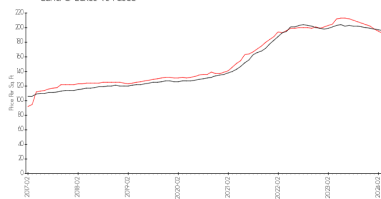
Unit #	Size	Closing Date	Sale Price	PPSF
	1,842 sq ft	Oct 2023	\$327,500	\$178
	1,755 sq ft	Sep 2023	\$320,000	\$182
	1,572 sq ft	May 2023	\$310,000	\$197

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