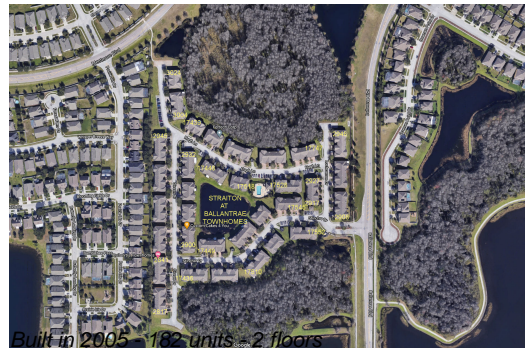


# Unit 17530 Stinchar Dr - Straiton at Ballantrae Village

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

## 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:	2
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

## Building Association Information

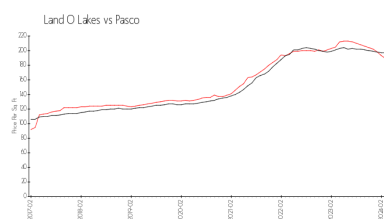
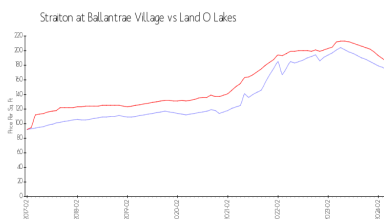
STRAITON TOWNHOMES  
 Management Company Rizzetta & Company  
 5844 Old Pasco Road, Suite 100  
 Wesley Chapel, FL 33544  
 Phone: 813-994-1001

<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

## Market Information



Straiton at Ballantrae \$174/sq. ft.  
 Village:  
 Land O Lakes: \$185/sq. ft.

Land O Lakes: \$185/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	38 days
Land O Lakes	38 days
Pasco	45 days