

# Unit 2619 Redford Way - Bay at Cypress Creek

2619 Redford Way - 26517-26655 Castleview Wy, Wesley Chapel, FL, Pasco 33544

## Unit Information

MLS Number: U8243577  
 Status: ACTIVE  
 Size: 1,588 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: Common, Driveway, Garage Door Opener, Ground Level, Guest, Off Street  
 View: Trees/Woods  
 List Price: \$295,000  
 List PPSF: \$186  
 Valuated Price: \$280,000  
 Valuated PPSF: \$176

*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: 176  
 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: 5  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 2

## Building Association Information

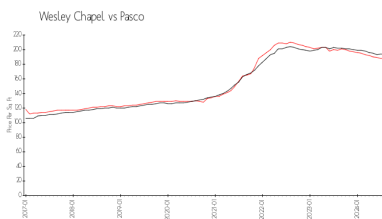
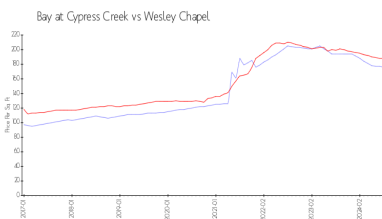
The Bay at Cypress Creek  
 Homeowner's Association  
 Managemnt and Associates  
 720 Brooker Creek Blvd. #206  
 Oldsmar, FL34677  
 813-433-2000 Ext. 2007

<https://wildwoods.wordpress.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,545 sq ft	Jul 2024	\$300,000	\$194
	1,588 sq ft	Jun 2024	\$280,000	\$176
	1,588 sq ft	May 2024	\$265,000	\$167
	1,588 sq ft	May 2024	\$300,000	\$189
	1,545 sq ft	Dec 2023	\$300,000	\$194

## Market Information



Bay at Cypress Creek:	\$176/sq. ft.	Wesley Chapel:	\$188/sq. ft.
Wesley Chapel:	\$188/sq. ft.	Pasco:	\$190/sq. ft.



### **Inventory for Sale**

Bay at Cypress Creek	1%
Wesley Chapel	1%
Pasco	1%

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

Bay at Cypress Creek	37 days
Wesley Chapel	43 days
Pasco	53 days