

# Unit 1302 Syrah Dr - Tuscany Woods

1302 Syrah Dr - 702-1512 Merlot Ct, Oldsmar, FL, Pinellas 34677

## Unit Information

MLS Number: T3539682  
 Status: ACTIVE  
 Size: 1,773 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces:  
 View:  
 List Price: \$429,900  
 List PPSF: \$242  
 Valuated Price: \$406,000  
 Valuated PPSF: \$229

*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: 53  
 Number of active listings for rent: 0  
 Number of active listings for sale: 1  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

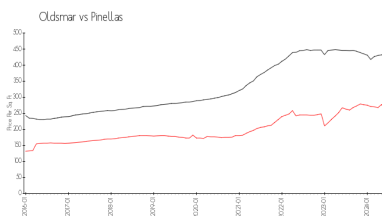
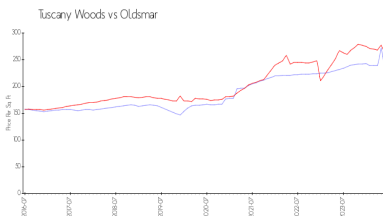
## Building Association Information

Tuscany Woods  
 Community Association Inc  
 ADDRESS 100 Cabernet Way  
 Oldsmar FL 34677  
 PHONE (813) 925-0470

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,525 sq ft	May 2024	\$415,000	\$272
	1,525 sq ft	Apr 2024	\$365,000	\$239
	1,525 sq ft	Feb 2024	\$365,000	\$239
	1,773 sq ft	Dec 2023	\$389,000	\$219
	1,773 sq ft	Sep 2023	\$425,000	\$240

## Market Information



Tuscany Woods: \$229/sq. ft.      Oldsmar: \$260/sq. ft.  
 Oldsmar: \$260/sq. ft.      Pinellas: \$417/sq. ft.

## Inventory for Sale

Tuscany Woods 2%  
 Oldsmar 4%  
 Pinellas 3%



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

Tuscany Woods	56 days
Oldsmar	48 days
Pinellas	68 days