

Unit 1408 Syrah Dr - Tuscany Woods

1408 Syrah Dr - 702-1512 Merlot Ct, Oldsmar, FL, Pinellas 34677

Unit Information

MLS Number: TB8315003
 Status: Active
 Size: 1,773 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces:
 View:
 List Price: \$400,000
 List PPSF: \$226
 Valuated Price: \$400,000
 Valuated PPSF: \$226

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: 5
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 1

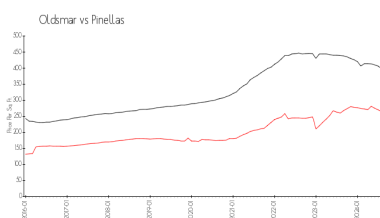
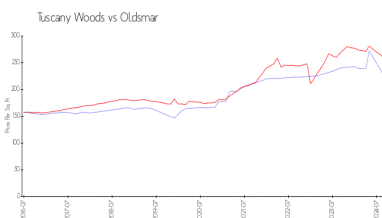
Building Association Information

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
	1,773 sq ft	Sep 2024	\$400,000	\$226
	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

Market Information



Tuscany Woods: \$226/sq. ft. Oldsmar: \$259/sq. ft.
 Oldsmar: \$259/sq. ft. Pinellas: \$361/sq. ft.

Inventory for Sale

Tuscany Woods: 2%
 Oldsmar: 5%
 Pinellas: 5%

Avg. Time to Close Over Last 12 Months

Tuscany Woods: 66 days



Oldsmar
Pinellas

59 days
80 days