

# Unit 1109 Pine Ridge Cir W # F1 - Pine Ridge at Lake Tarpon Village

1109 Pine Ridge Cir W # F1 - 3100-3232 Lake Pine Wy, Tarpon Springs, FL, Pinellas 34688

## Unit Information

|                 |              |
|-----------------|--------------|
| MLS Number:     | TB8358669    |
| Status:         | ACTIVE       |
| Size:           | 1,040 Sq ft. |
| Bedrooms:       | 2            |
| Full Bathrooms: | 2            |
| Half Bathrooms: | 0            |
| Parking Spaces: |              |
| View:           | Water        |
| List Price:     | \$219,000    |
| List PPSF:      | \$211        |
| Valuated Price: | \$135,000    |
| Valuated PPSF:  | \$140        |

*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:                         | 912 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 68  |
| Building inventory for sale:             | 7%  |
| Number of sales over the last 12 months: | 34  |
| Number of sales over the last 6 months:  | 17  |
| Number of sales over the last 3 months:  | 8   |

## Building Association Information

Pine Ridge-Lake Tarpon I  
1250 Pine Ridge Cir E,  
Tarpon Springs, FL 34688  
Phone: +1 727-937-9569

<https://www.pineridgevillage1.com/>

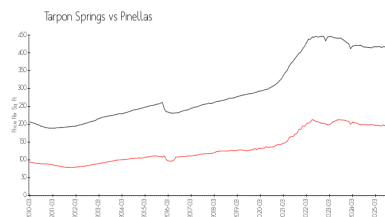
## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| G1     | 1,396 sq ft | Dec 2025     | \$222,500  | \$159 |
| B1     | 979 sq ft   | Dec 2025     | \$177,000  | \$181 |
| D2     | 1,038 sq ft | Dec 2025     | \$150,000  | \$145 |
| A2     | 1,038 sq ft | Dec 2025     | \$140,000  | \$135 |
| C1     | 1,085 sq ft | Nov 2025     | \$135,000  | \$124 |

## Market Information



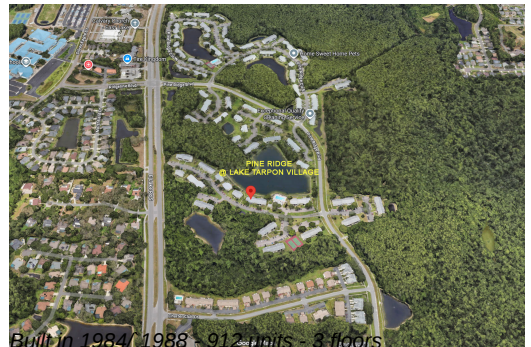
Pine Ridge at Lake Tarpon Village: \$141/sq. ft.  
Tarpon Springs: \$189/sq. ft.



Tarpon Springs: \$189/sq. ft.  
Pinellas: \$385/sq. ft.

## Inventory for Sale

Pine Ridge at Lake Tarpon Village 7%



|                |    |
|----------------|----|
| Tarpon Springs | 7% |
| Pinellas       | 7% |

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

|                                   |          |
|-----------------------------------|----------|
| Pine Ridge at Lake Tarpon Village | 102 days |
| Tarpon Springs                    | 97 days  |
| Pinellas                          | 99 days  |