

# Unit 26531 Chimney Spire Ln - Bay at Cypress Creek

26531 Chimney Spire Ln - 26517-26655 Castlevue Wy, Wesley Chapel, FL, Pasco 33544

## Unit Information

MLS Number: T3497064  
 Status: ACTIVE  
 Size: 1,588 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces:  
 View:  
 List Price: \$290,000  
 List PPSF: \$183  
 Valuated Price: \$276,000  
 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: 176  
 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: 3  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

## Building Association Information

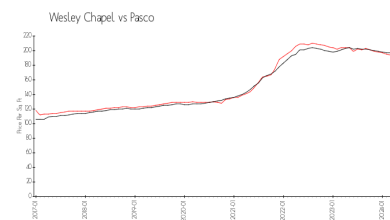
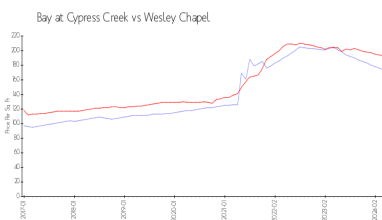
The Bay at Cypress Creek  
 Homeowner's Association  
 Management and Associates  
 720 Brooker Creek Blvd. #206  
 Oldsmar, FL34677  
 813-433-2000 Ext. 2007

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

## Recent Sales

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

## Market Information



Bay at Cypress Creek:	\$173/sq. ft.	Wesley Chapel:	\$192/sq. ft.
Wesley Chapel:	\$192/sq. ft.	Pasco:	\$192/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	32 days
Wesley Chapel	38 days
Pasco	45 days