

# Unit 28516 Tranquil Lake Cir - Arbors at Wiregrass Ranch

28516 Tranquil Lake Cir - 28390-25651 Tranquil Lake Cir, Wesley Chapel, FL, Pasco 33543

## Unit Information

MLS Number: T3519332  
 Status: ACTIVE  
 Size: 2,319 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: Curb Parking, Guest, On Street  
 View: Trees/Woods  
 List Price: \$464,900  
 List PPSF: \$200  
 Valuated Price: \$442,000  
 Valuated PPSF: \$191

*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: 118  
 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: 2  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

## Building Association Information

Wiregrass Community  
 Development District  
 Rizzetta & Company, Inc.  
 5844 Old Pasco Road Suite 100  
 Tampa, FL 33544  
 Ph. 813-994-1001

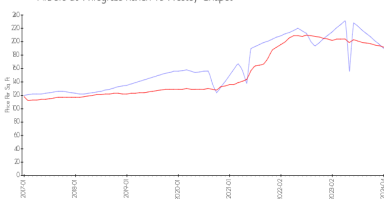
<https://www.wiregrassccd.org/>

## Recent Sales

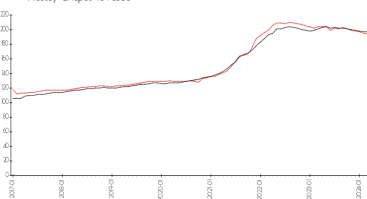
Unit #	Size	Closing Date	Sale Price	PPSF
	1,394 sq ft	Sep 2023	\$318,000	\$228
	2,466 sq ft	Jun 2023	\$385,000	\$156

## Market Information

Arbors at Wiregrass Ranch vs Wesley Chapel



Wesley Chapel vs Pasco



Arbors at Wiregrass Ranch: \$190/sq. ft.  
 Wesley Chapel: \$192/sq. ft.

Wesley Chapel: \$192/sq. ft.  
 Pasco: \$192/sq. ft.

## Inventory for Sale



Arbors at Wiregrass Ranch	1%
Wesley Chapel	1%
Pasco	1%

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

Arbors at Wiregrass Ranch	47 days
Wesley Chapel	38 days
Pasco	46 days