

Unit 5344 Anhinga Trl - Little Creek

5344 Anhinga Trl - 8309-8623 Shallow Creek Ct, New Port Richey, FL, Pasco 34653

Unit Information

MLS Number: U8216728
 Status: ACTIVE
 Size: 1,686 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: Converted Garage, Driveway, Garage Door Opener, Workshop in Garage
 View: Trees/Woods
 List Price: \$309,000
 List PPSF: \$183
 Valuated Price: \$294,000
 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: 170
 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

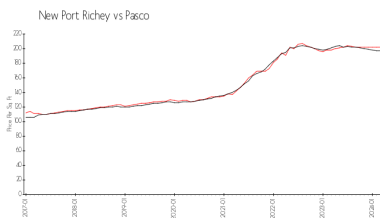
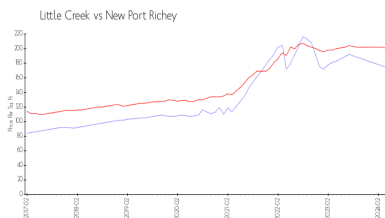
Little Creek Homeowners Association
 Nexus Community Management
 Phone: 321 315 0501

http://lchoa.net/?page_id=7

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,513 sq ft	Oct 2023	\$288,000	\$190
	1,513 sq ft	Jul 2023	\$290,000	\$192

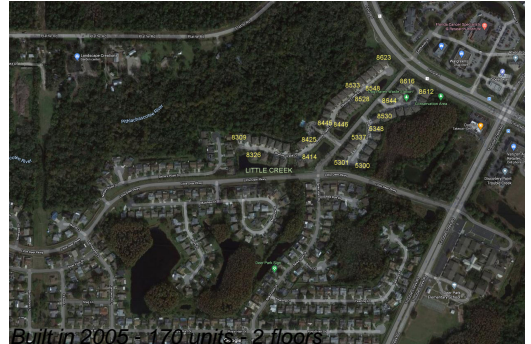
Market Information



Little Creek: \$174/sq. ft.
 New Port Richey: \$200/sq. ft.
 New Port Richey: \$200/sq. ft.
 Pasco: \$192/sq. ft.

Inventory for Sale

Little Creek: 1%
 New Port Richey: 1%
 Pasco: 1%



Avg. Time to Close Over Last 12 Months

Little Creek	19 days
New Port Richey	62 days
Pasco	45 days