

# Unit 8241 Acadian Ln - Hidden Bayou Townhomes

8241 Acadian Ln - 7543-8261 Caponata Blvd, Seminole, FL, Pinellas 34777

## Unit Information

MLS Number: T3497779  
 Status: ACTIVE  
 Size: 2,250 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: Driveway, Garage Door Opener, Guest, Other, Oversized, Workshop in Garage  
 View: Trees/Woods  
 List Price: \$539,800  
 List PPSF: \$240



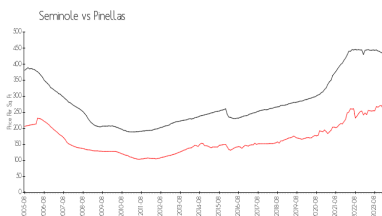
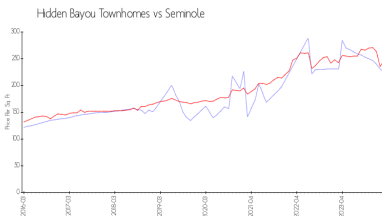
## Building Information

Number of units: 100  
 Number of active listings for rent: 0  
 Number of active listings for sale: 2  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
8243	2,250 sq ft	Dec 2023	\$485,000	\$216
	2,670 sq ft	Aug 2023	\$530,000	\$199
	2,250 sq ft	Jul 2023	\$535,000	\$238

## Market Information



Hidden Bayou Townhomes:	\$225/sq. ft.	Seminole:	\$247/sq. ft.
Seminole:	\$247/sq. ft.	Pinellas:	\$415/sq. ft.

## Inventory for Sale

Hidden Bayou Townhomes: 2%  
 Seminole: 2%  
 Pinellas: 3%

## Avg. Time to Close Over Last 12 Months

Hidden Bayou Townhomes: 47 days  
 Seminole: 41 days  
 Pinellas: 60 days