

Unit 2200 Tuscany Trce # 1721 - Tuscany at Innisbrook

2200 Tuscany Trce # 1721 - 2107-2284 Portofino Pl, Palm Harbor, FL, Pinellas 34683

Unit Information

MLS Number: T3500474
 Status: ACTIVE
 Size: 1,460 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces:
 View:
 List Price: \$399,027
 List PPSF: \$273

Building Information

Number of units: 396
 Number of active listings for rent: 0
 Number of active listings for sale: 9
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 19
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 3

Building Association Information

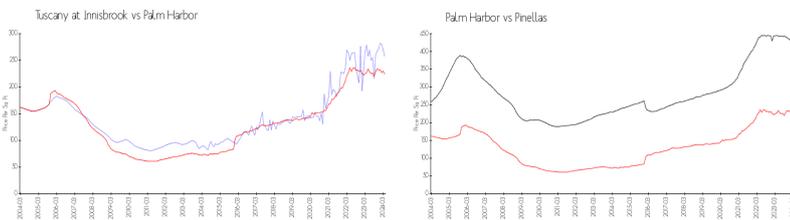
Tuscany at Innisbrook Condominiums
 2230 Tuscany Trce
 Palm Harbor, FL 34683
 727-943-5697

<http://www.tuscanyatinnisbrook.org/>

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 103 | 1,170 sq ft | Apr 2024 | \$350,000 | \$299 |
| 196 | 920 sq ft | Mar 2024 | \$235,000 | \$255 |
| 3 | 1,250 sq ft | Feb 2024 | \$337,000 | \$270 |
| 146 | 1,170 sq ft | Jan 2024 | \$339,000 | \$290 |
| 169 | 1,405 sq ft | Dec 2023 | \$385,000 | \$274 |
| 7 | 1,080 sq ft | Dec 2023 | \$320,000 | \$296 |

Market Information



| | | | |
|------------------------|---------------|--------------|---------------|
| Tuscany at Innisbrook: | \$257/sq. ft. | Palm Harbor: | \$224/sq. ft. |
| Palm Harbor: | \$224/sq. ft. | Pinellas: | \$417/sq. ft. |

Inventory for Sale

Tuscany at Innisbrook 2%
 Palm Harbor 2%
 Pinellas 3%



Avg. Time to Close Over Last 12 Months

| | |
|-----------------------|---------|
| Tuscany at Innisbrook | 27 days |
| Palm Harbor | 32 days |
| Pinellas | 60 days |