

# Unit 2462 Kingfisher Ln # J204 - Bordeaux Village (A-R)

2462 Kingfisher Ln # J204 - 2431-2497 Heron Ter, Clearwater, FL, Pinellas 33762

## Unit Information

|                 |              |
|-----------------|--------------|
| MLS Number:     | T3513139     |
| Status:         | ACTIVE       |
| Size:           | 1,185 Sq ft. |
| Bedrooms:       | 2            |
| Full Bathrooms: | 2            |
| Half Bathrooms: | 0            |
| Parking Spaces: |              |
| View:           |              |
| List Price:     | \$299,900    |
| List PPSF:      | \$253        |

## Building Information

|  |     |
|--|-----|
| Number of units:                         | 128 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 7   |
| Building inventory for sale:             | 5%  |
| Number of sales over the last 12 months: | 12  |
| Number of sales over the last 6 months:  | 4   |
| Number of sales over the last 3 months:  | 4   |

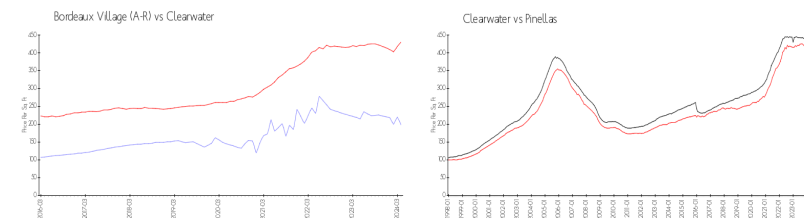
## Building Association Information

Bordeaux Village Association  
24701 Us Highway 19 North # 102  
Clearwater, FL 33763  
Phone: (727) 289-1558

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| G101   | 1,210 sq ft | Mar 2024     | \$295,000  | \$244 |
| M104   | 1,185 sq ft | Mar 2024     | \$235,000  | \$198 |
| G103   | 1,185 sq ft | Feb 2024     | \$285,000  | \$241 |
| M204   | 1,185 sq ft | Feb 2024     | \$200,000  | \$169 |
| G203   | 1,185 sq ft | Oct 2023     | \$275,000  | \$232 |

## Market Information



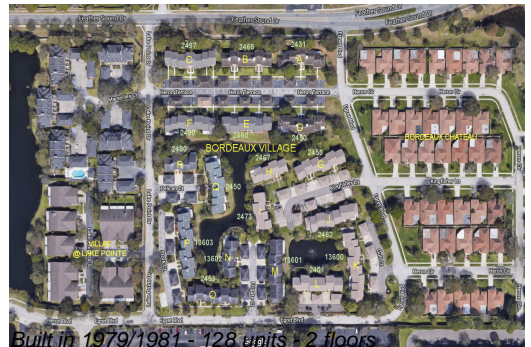
Bordeaux Village (A-R):  
Clearwater: \$430/sq. ft.

Clearwater: \$430/sq. ft.  
Pinellas: \$417/sq. ft.

## Inventory for Sale

|                        |    |
|------------------------|----|
| Bordeaux Village (A-R) | 5% |
| Clearwater             | 4% |
| Pinellas               | 3% |

## Avg. Time to Close Over Last 12 Months



|                        |         |
|------------------------|---------|
| Bordeaux Village (A-R) | 35 days |
| Clearwater             | 60 days |
| Pinellas               | 60 days |