

Unit 2262 Chianti Pl # 521 - Tuscany at Innisbrook

2262 Chianti Pl # 521 - 2107-2284 Portofino Pl, Palm Harbor, FL, Pinellas 34683

Unit Information

MLS Number:	T3535681
Status:	PENDING
Size:	1,200 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	
View:	
List Price:	\$290,000
List PPSF:	\$242
Valuated Price:	\$143,000
Valuated PPSF:	\$118

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:	396
Number of active listings for rent:	0
Number of active listings for sale:	11
Building inventory for sale:	2%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	0

Building Association Information

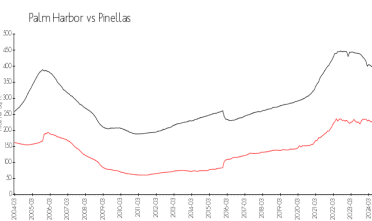
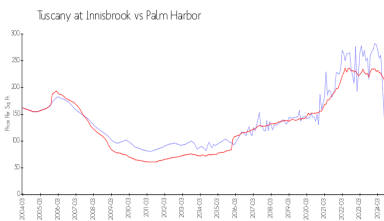
Tuscany at Innisbrook Condominiums
 2230 Tuscany Trce
 Palm Harbor, FL 34683
 727-943-5697

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2021	1,200 sq ft	Jun 2024	\$285,000	\$238
27-28	1,155 sq ft	Jun 2024	\$265,000	\$229
45	1,240 sq ft	Jun 2024	\$325,000	\$262
7-0711	1,125 sq ft	May 2024	\$297,000	\$264
103	1,170 sq ft	Apr 2024	\$350,000	\$299

Market Information



Tuscany at Innisbrook:	\$117/sq. ft.	Palm Harbor:	\$208/sq. ft.
Palm Harbor:	\$208/sq. ft.	Pinellas:	\$339/sq. ft.

Inventory for Sale

Tuscany at Innisbrook	3%
Palm Harbor	2%



Pinellas 4%

Avg. Time to Close Over Last 12 Months

Tuscany at Innisbrook	38 days
Palm Harbor	39 days
Pinellas	73 days