

# Unit 3265 Haviland Ct # 302 - Bentley at Cobbs Landing

3265 Haviland Ct # 302 - 3260 Haviland Ct, Palm Harbor, FL, Pinellas 34684

## Unit Information

MLS Number: T3538160  
 Status: Active  
 Size: 1,178 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces:  
 View: Pool, Trees/Woods, Water  
 List Price: \$239,000  
 List PPSF: \$203  
 Valuated Price: \$212,000  
 Valuated PPSF: \$180

*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: 200  
 Number of active listings for rent: 0  
 Number of active listings for sale: 8  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 14  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 0

## Building Association Information

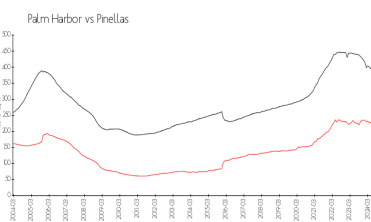
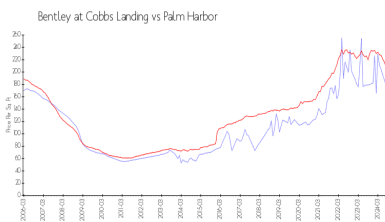
Bentley At Cobbs Landing  
 3320 Haviland Ct  
 Palm Harbor, FL 34684  
 (727) 789-1476

<http://www.thebentleyatcobbslanding.com/>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 202    | 1,210 sq ft | May 2024     | \$257,500  | \$213 |
| 301    | 1,178 sq ft | Apr 2024     | \$220,000  | \$187 |
| 304    | 1,153 sq ft | Apr 2024     | \$185,000  | \$160 |
| 202    | 1,296 sq ft | Apr 2024     | \$230,000  | \$177 |
| 104    | 694 sq ft   | Mar 2024     | \$190,000  | \$274 |
| 202    | 1,121 sq ft | Mar 2024     | \$220,000  | \$196 |
| 103    | 1,121 sq ft | Mar 2024     | \$235,000  | \$210 |

## Market Information



Bentley at Cobbs Landing: \$178/sq. ft.  
 Palm Harbor: \$208/sq. ft.

Palm Harbor: \$208/sq. ft.  
 Pinellas: \$332/sq. ft.



### **Inventory for Sale**

|                          |    |
|--------------------------|----|
| Bentley at Cobbs Landing | 4% |
| Palm Harbor              | 3% |
| Pinellas                 | 4% |

### **Avg. Time to Close Over Last 12 Months**

|                          |         |
|--------------------------|---------|
| Bentley at Cobbs Landing | 42 days |
| Palm Harbor              | 40 days |
| Pinellas                 | 70 days |