

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:	7
Building inventory for sale:	3%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	1

Building Association Information

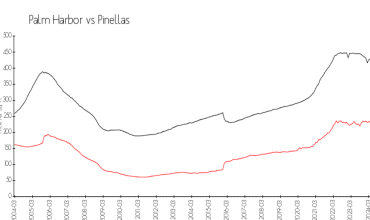
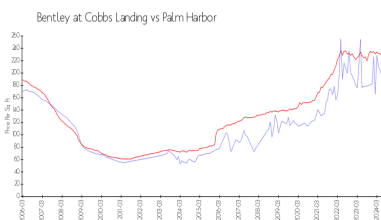
Bentley At Cobbs Landing
3320 Haviland Ct
Palm Harbor, FL 34684
(727) 789-1476

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
204	1,178 sq ft	Aug 2024	\$210,000	\$178
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

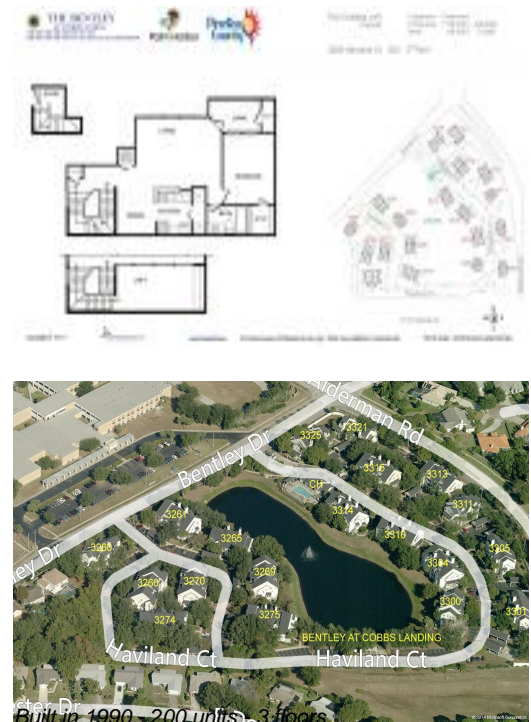
Market Information



Bentley at Cobbs Landing: \$178/sq. ft.
Palm Harbor: \$222/sq. ft.

Palm Harbor: \$222/sq. ft.
Pinellas: \$418/sq. ft.

Inventory for Sale



Bentley at Cobbs Landing	4%
Palm Harbor	2%
Pinellas	3%

Avg. Time to Close Over Last 12 Months

Bentley at Cobbs Landing	42 days
Palm Harbor	42 days
Pinellas	71 days