

Unit 3265 Haviland Ct # 203 - Bentley at Cobbs Landing

3265 Haviland Ct # 203 - 3260 Haviland Ct, Palm Harbor, FL, Pinellas 34684

Unit Information

MLS Number: T3545724
 Status: Active
 Size: 827 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces: Open
 View: Pool,Water
 List Price: \$179,900
 List PPSF: \$218
 Valuated Price: \$62,000
 Valuated PPSF: \$75

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: 9
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 10
 Number of sales over the last 6 months: 2
 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

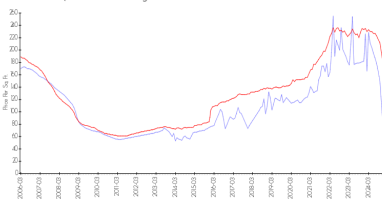
<http://www.thebentleyatcobbslanding.com/>

Recent Sales

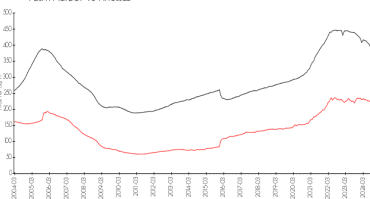
| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 303 | 1,579 sq ft | Dec 2024 | \$285,000 | \$180 |
| 201 | 1,491 sq ft | Oct 2024 | \$224,000 | \$150 |
| 202 | 1,210 sq ft | May 2024 | \$257,500 | \$213 |
| 301 | 1,178 sq ft | Apr 2024 | \$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 vs Palm Harbor



Palm Harbor vs Pinellas



Bentley at Cobbs Landing: \$75/sq. ft.
 Palm Harbor: \$179/sq. ft.

Palm Harbor: \$179/sq. ft.
 Pinellas: \$311/sq. ft.

Inventory for Sale

Bentley at Cobbs Landing 5%



| | |
|-------------|----|
| Palm Harbor | 3% |
| Pinellas | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|--------------------------|---------|
| Bentley at Cobbs Landing | 69 days |
| Palm Harbor | 70 days |
| Pinellas | 85 days |