

# 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:	TEMPORARILY OFF-MARKET
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:	\$136,000
Valuated PPSF:	\$164

*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:	5
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

## Building Association Information

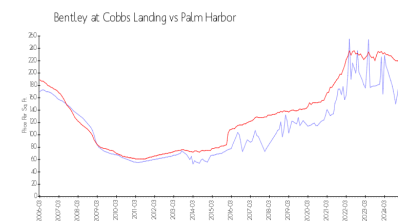
Bentley At Cobbs Landing  
3320 Haviland Ct  
Palm Harbor, FL 34684  
(727) 789-1476

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

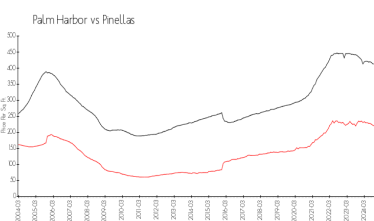
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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

## Market Information



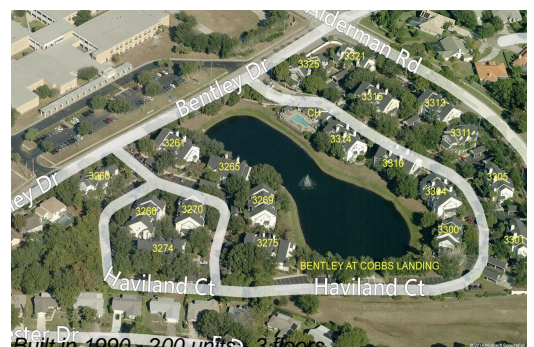
Bentley at Cobbs  
Landing: \$164/sq. ft.  
Palm Harbor: \$210/sq. ft.



Palm Harbor: \$210/sq. ft.  
Pinellas: \$404/sq. ft.

## Inventory for Sale

Bentley at Cobbs Landing	5%
Palm Harbor	4%



Pinellas	5%
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**Avg. Time to Close Over Last 12 Months**

Bentley at Cobbs Landing	56 days
Palm Harbor	80 days
Pinellas	92 days