

Unit 2220 Chianti Pl # 812 - Tuscany at Innisbrook

2220 Chianti Pl # 812 - 2107-2284 Portofino Pl, Palm Harbor, FL, Pinellas 34683

Unit Information

MLS Number:	T3550561
Status:	ACTIVE
Size:	750 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Assigned, Guest
View:	
List Price:	\$210,000
List PPSF:	\$280
Valuated Price:	\$73,000
Valuated PPSF:	\$97

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:	13
Building inventory for sale:	3%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	4

Building Association Information

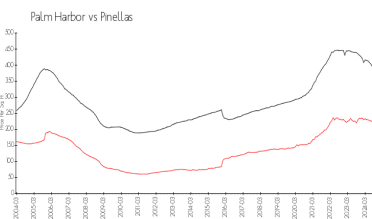
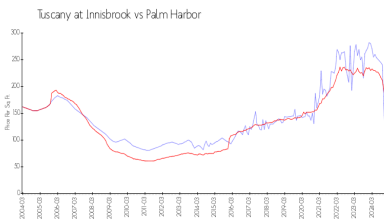
Tuscany at Innisbrook Condominiums
 2230 Tuscany Trce
 Palm Harbor, FL 34683
 727-943-5697

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2818	1,075 sq ft	Jan 2025	\$245,000	\$228
1714	1,300 sq ft	Dec 2024	\$315,000	\$242
4-0041	830 sq ft	Dec 2024	\$175,617	\$212
1-0113	830 sq ft	Dec 2024	\$206,000	\$248
1023	750 sq ft	Oct 2024	\$195,000	\$260
521	1,200 sq ft	Oct 2024	\$277,000	\$231

Market Information



Tuscany at Innisbrook:	\$97/sq. ft.	Palm Harbor:	\$179/sq. ft.
Palm Harbor:	\$179/sq. ft.	Pinellas:	\$311/sq. ft.

Inventory for Sale

Tuscany at Innisbrook 3%



Palm Harbor	3%
Pinellas	4%

Avg. Time to Close Over Last 12 Months

Tuscany at Innisbrook	85 days
Palm Harbor	70 days
Pinellas	85 days