

Unit 2200 Tuscany Trce # 1721 - Tuscany at Innisbrook

2200 Tuscany Trce # 1721 - 2107-2284 Portofino Pl, Palm Harbor, FL, Pinellas 34683

Unit Information

MLS Number:	TB8301955
Status:	Active
Size:	1,460 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Assigned, Guest, Reserved
View:	Park/Greenbelt, Pool, Trees/Woods
List Price:	\$398,000
List PPSF:	\$273
Valuated Price:	\$339,000
Valuated PPSF:	\$235

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:	20
Building inventory for sale:	5%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	2

Building Association Information

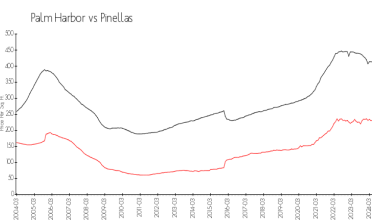
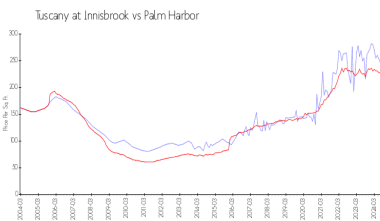
Tuscany at Innisbrook Condominiums
 2230 Tuscany Trce
 Palm Harbor, FL 34683
 727-943-5697

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1023	750 sq ft	Oct 2024	\$195,000	\$260
521	1,200 sq ft	Oct 2024	\$277,000	\$231
2021	1,200 sq ft	Jun 2024	\$285,000	\$238
27-28	1,155 sq ft	Jun 2024	\$265,000	\$229
45	1,240 sq ft	Jun 2024	\$325,000	\$262

Market Information



Tuscany at Innisbrook:	\$233/sq. ft.	Palm Harbor:	\$218/sq. ft.
Palm Harbor:	\$218/sq. ft.	Pinellas:	\$361/sq. ft.

Inventory for Sale

Tuscany at Innisbrook	5%
Palm Harbor	4%



Pinellas 5%

Avg. Time to Close Over Last 12 Months

Tuscany at Innisbrook	43 days
Palm Harbor	50 days
Pinellas	80 days