

# Unit 3270 Haviland Ct # 101 - Bentley at Cobbs Landing

3270 Haviland Ct # 101 - 3260 Haviland Ct, Palm Harbor, FL, Pinellas 34684

## Unit Information

MLS Number: TB8311236  
 Status: Active  
 Size: 1,121 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Open  
 View:  
 List Price: \$1,950  
 List PPSF: \$2  
 Valuated Price: \$187,000  
 Valuated PPSF: \$167

*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: 12  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 11  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

## Building Association Information

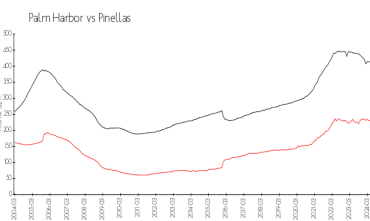
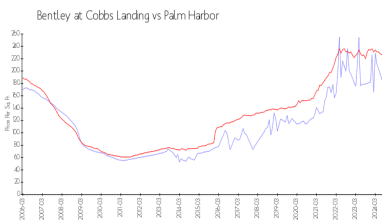
Bentley At Cobbs Landing  
 3320 Haviland Ct  
 Palm Harbor, FL 34684  
 (727) 789-1476

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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

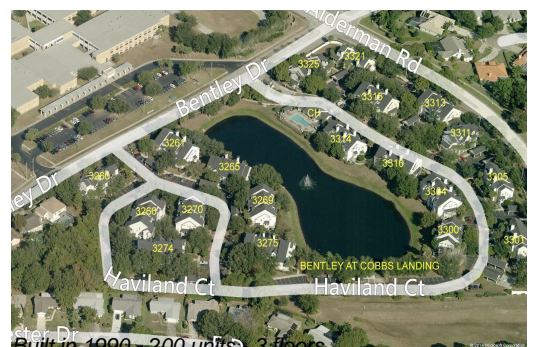


Bentley at Cobbs Landing: \$169/sq. ft.  
 Palm Harbor: \$218/sq. ft.

Palm Harbor: \$218/sq. ft.  
 Pinellas: \$361/sq. ft.

## Inventory for Sale

Bentley at Cobbs Landing: 6%  
 Palm Harbor: 4%



Built in 1990 - 200 units - 3 floors

Pinellas 5%

**Avg. Time to Close Over Last 12 Months**

Bentley at Cobbs Landing	60 days
Palm Harbor	50 days
Pinellas	80 days