

Unit 3270 Haviland Ct # 301 - Bentley at Cobbs Landing

3270 Haviland Ct # 301 - 3260 Haviland Ct, Palm Harbor, FL, Pinellas 34684

Unit Information

MLS Number: TB8314921
 Status: Active
 Size: 1,491 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces:
 View:
 List Price: \$2,250
 List PPSF: \$2
 Valuated Price: \$254,000
 Valuated PPSF: \$170

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

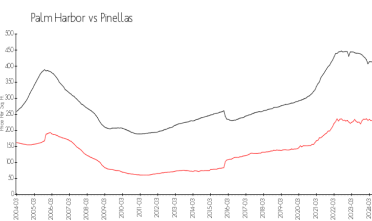
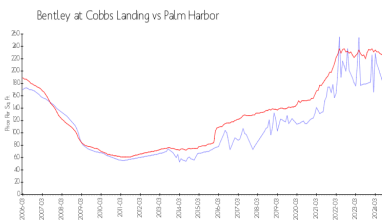
Bentley At Cobbs Landing
 3320 Haviland Ct
 Palm Harbor, FL 34684
 (727) 789-1476

<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

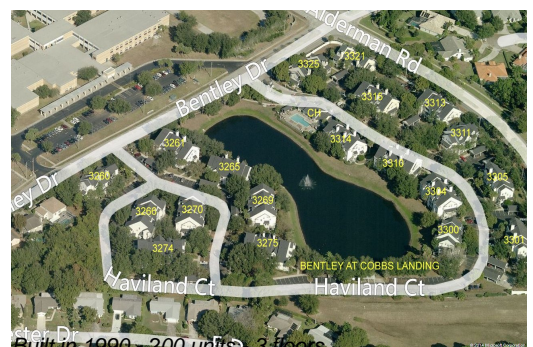


Bentley at Cobbs Landing: \$169/sq. ft.
 Palm Harbor: \$218/sq. ft.

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