

# Unit 2295 Tuscany Trce # 2 - Tuscany at Innisbrook

2295 Tuscany Trce # 2 - 2107-2284 Portofino Pl, Palm Harbor, FL, Pinellas 34683

## Unit Information

MLS Number:	TB8319566
Status:	Active
Size:	1,240 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	
View:	
List Price:	\$329,900
List PPSF:	\$266
Valuated Price:	\$266,000
Valuated PPSF:	\$217

*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:	23
Building inventory for sale:	5%
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

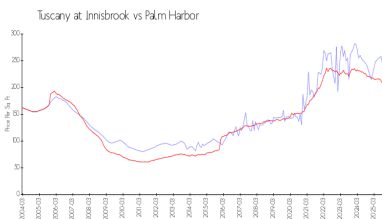
Tuscany at Innisbrook Condominiums  
2230 Tuscany Trce  
Palm Harbor, FL 34683  
727-943-5697

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

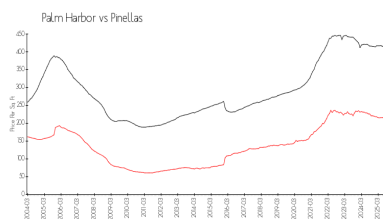
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
8	1,340 sq ft	Aug 2025	\$350,000	\$261
8-0812	750 sq ft	Jul 2025	\$193,000	\$257
21	1,460 sq ft	Apr 2025	\$347,500	\$238
718	1,075 sq ft	Apr 2025	\$292,500	\$272
2818	1,075 sq ft	Jan 2025	\$245,000	\$228

## Market Information



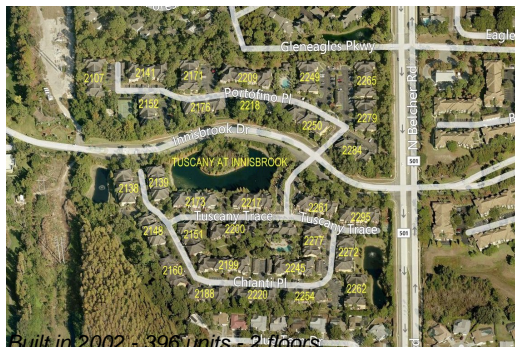
Tuscany at Innisbrook: \$218/sq. ft.  
Palm Harbor: \$200/sq. ft.



Palm Harbor: \$200/sq. ft.  
Pinellas: \$385/sq. ft.

## Inventory for Sale

Tuscany at Innisbrook	6%
Palm Harbor	5%



Pinellas	8%
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**Avg. Time to Close Over Last 12 Months**

Tuscany at Innisbrook	164 days
Palm Harbor	106 days
Pinellas	100 days