

# Unit 2794 Countryside Blvd # 37 - Westchester Lake

2794 Countryside Blvd # 37 - 2806-2836 Countryside Blvd, Clearwater, FL, Pinellas 33761



## Unit Information

MLS Number:	TB8320996
Status:	Active
Size:	2,400 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	
View:	
List Price:	\$449,900
List PPSF:	\$187
Valuated Price:	\$403,000
Valuated PPSF:	\$168

*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:	125
Number of active listings for rent:	0
Number of active listings for sale:	2
Building inventory for sale:	1%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

## Building Association Information

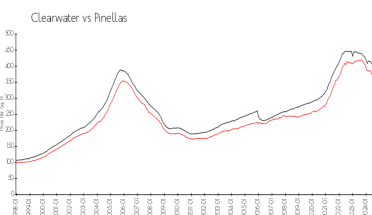
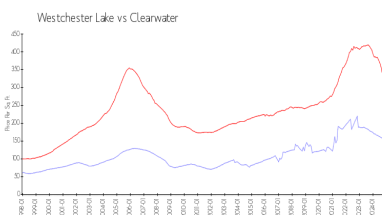
WESTCHESTER LAKE TOWNHOMES  
 HOMEOWNERS ASSOCIATION, INC.  
 JIM NOBLES MANAGEMENT INC  
 251 WINDWARD PASSAGE STE F  
 CLEARWATER FL 33767  
 PHONE 727-789-8950

WESTCHESTER LAKE CONDOMINIUM ASSOCIATION, INC.  
 AMERI-TECH REALTY INC  
 24701 US HIGHWAY 19 N STE 102  
 CLEARWATER FL 33763  
 PHONE 727-726-8800  
 FAX 727-723-1101

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4	2,400 sq ft	Jan 2025	\$450,000	\$188
121	1,280 sq ft	Oct 2024	\$250,000	\$195
523	1,115 sq ft	Sep 2024	\$315,000	\$283
1	2,500 sq ft	Jul 2024	\$490,000	\$196

## Market Information



Westchester Lake: \$183/sq. ft.

Clearwater: \$273/sq. ft.

Clearwater: \$273/sq. ft. Pinellas: \$311/sq. ft.

### **Inventory for Sale**

Westchester Lake	2%
Clearwater	5%
Pinellas	4%

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

Westchester Lake	54 days
Clearwater	95 days
Pinellas	85 days