

# 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:	\$405,000
Valuated PPSF:	\$169

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:	4
Building inventory for sale:	3%
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:	2

## Building Association Information

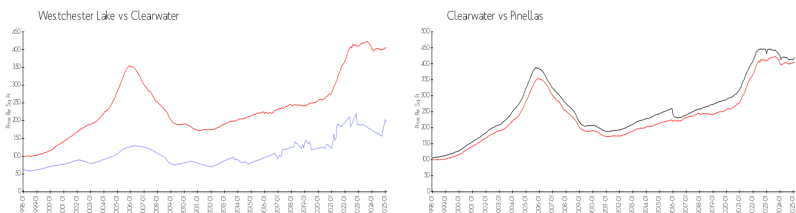
WESTCHESTER LAKE TOWNHOMES  
HOMEOWNERS ASSOCIATION, INC.  
JIM NOBLES MANAGEMENT INC  
251 WINDWARD PASSAGE STE F  
CLEARWATER FL 33767  
PHONE 727-789-8950

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
313	1,115 sq ft	Feb 2025	\$228,000	\$204
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:	\$184/sq. ft.	Clearwater:	\$404/sq. ft.
Clearwater:	\$404/sq. ft.	Pinellas:	\$404/sq. ft.

**Inventory for Sale**

Westchester Lake	3%
Clearwater	6%
Pinellas	6%

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

Westchester Lake	59 days
Clearwater	107 days
Pinellas	92 days