

Unit 2245 Chianti Pl # 718 - Tuscany at Innisbrook

2245 Chianti Pl # 718 - 2107-2284 Portofino Pl, Palm Harbor, FL, Pinellas 34683

Unit Information

MLS Number:	TB8331115
Status:	Active
Size:	1,075 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned,Deeded,Ground Level,Guest
View:	Pool
List Price:	\$315,000
List PPSF:	\$293
Valuated Price:	\$249,000
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

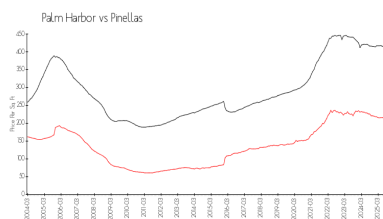
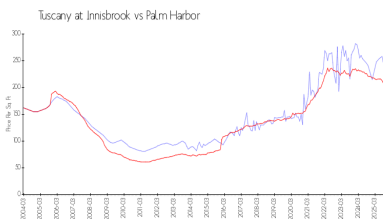
Tuscany at Innisbrook Condominiums
2230 Tuscany Trce
Palm Harbor, FL 34683
727-943-5697

<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

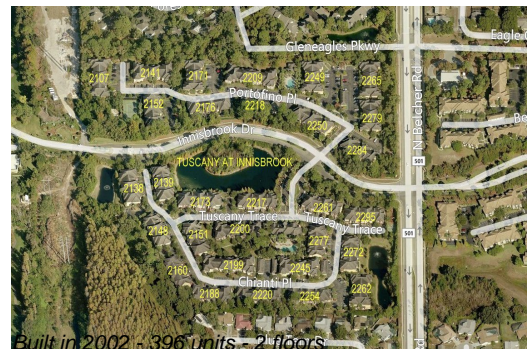
Market Information



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