

Unit 2786 Countryside Blvd # 42 - Westchester Lake

2786 Countryside Blvd # 42 - 2806-2836 Countryside Blvd, Clearwater, FL, Pinellas 33761

Unit Information

MLS Number:	TB8350624
Status:	ACTIVE
Size:	3,600 Sq ft.
Bedrooms:	5
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	
View:	
List Price:	\$655,000
List PPSF:	\$182
Valuated Price:	\$610,000
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:	6
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

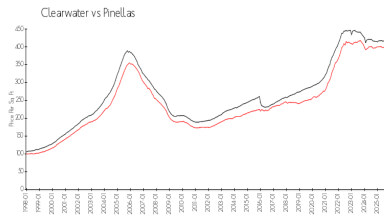
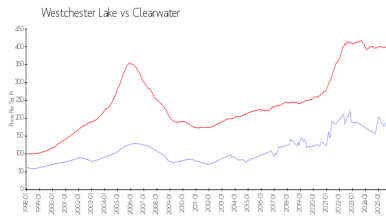
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Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
125	1,370 sq ft	Oct 2025	\$195,000	\$142
4	2,400 sq ft	Aug 2025	\$416,500	\$174
2	2,400 sq ft	Jun 2025	\$390,000	\$163
326	1,280 sq ft	May 2025	\$320,000	\$250
313	1,115 sq ft	Feb 2025	\$228,000	\$204

Market Information



Westchester Lake:	\$184/sq. ft.	Clearwater:	\$391/sq. ft.
Clearwater:	\$391/sq. ft.	Pinellas:	\$385/sq. ft.

Inventory for Sale

Westchester Lake	3%
Clearwater	8%
Pinellas	8%

Avg. Time to Close Over Last 12 Months

Westchester Lake	33 days
Clearwater	106 days
Pinellas	100 days