

# Unit 2200 Tuscany Trce # 1715 - Tuscany at Innisbrook

2200 Tuscany Trce # 1715 - 2107-2284 Portofino Pl, Palm Harbor, FL, Pinellas 34683

## Unit Information

MLS Number:	TB8369227
Status:	ACTIVE
Size:	1,300 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Guest
View:	Garden
List Price:	\$349,000
List PPSF:	\$268
Valuated Price:	\$300,000
Valuated PPSF:	\$218

*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

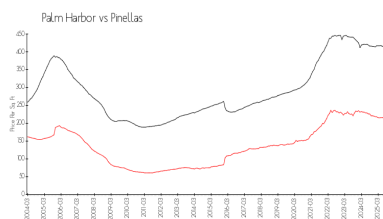
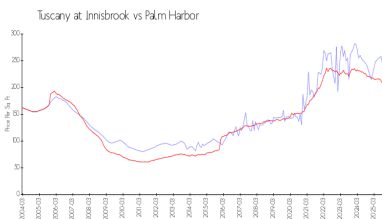
Tuscany at Innisbrook Condominiums  
2230 Tuscany Trce  
Palm Harbor, FL 34683  
727-943-5697

<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

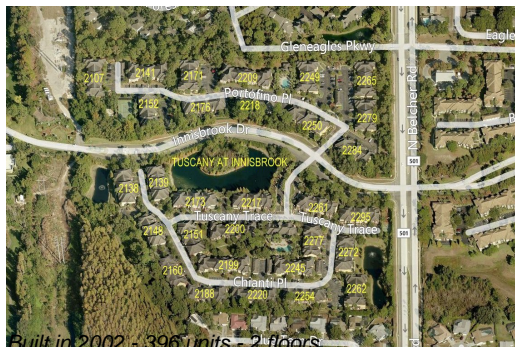
## Market Information



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%
----------	----

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

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