

# Unit 3260 Haviland Ct # 202 - Bentley at Cobbs Landing

3260 Haviland Ct # 202 - 3260 Haviland Ct, Palm Harbor, FL, Pinellas 34684

## Unit Information

MLS Number:	TB8381396
Status:	ACTIVE
Size:	1,178 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Common, Open
View:	
List Price:	\$164,900
List PPSF:	\$140
Valuated Price:	\$210,000
Valuated PPSF:	\$178

*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:	200
Number of active listings for rent:	0
Number of active listings for sale:	20
Building inventory for sale:	10%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

## Building Association Information

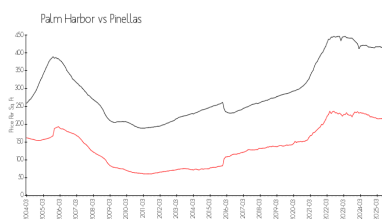
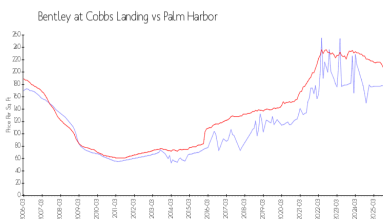
Bentley At Cobbs Landing  
3320 Haviland Ct  
Palm Harbor, FL 34684  
(727) 789-1476

<https://www.thebentleyatcobbslanding.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
203	1,210 sq ft	Nov 2025	\$215,500	\$178
303	1,491 sq ft	Jul 2025	\$206,000	\$138

## Market Information



Bentley at Cobbs Landing:	\$178/sq. ft.	Palm Harbor:	\$200/sq. ft.
Palm Harbor:	\$200/sq. ft.	Pinellas:	\$385/sq. ft.

## Inventory for Sale

Bentley at Cobbs Landing	10%
Palm Harbor	5%
Pinellas	8%

## Avg. Time to Close Over Last 12 Months



Bentley at Cobbs Landing	183 days
Palm Harbor	106 days
Pinellas	100 days