

Unit 2648 Sabal Springs Dr # 73 - Westchester Lake

2648 Sabal Springs Dr # 73 - 2806-2836 Countryside Blvd, Clearwater, FL, Pinellas 33761

Unit Information

MLS Number: TB8389592
Status: ACTIVE
Size: 2,500 Sq ft.
Bedrooms: 3
Full Bathrooms: 3
Half Bathrooms: 1
Parking Spaces: Assigned, Deeded, Garage Door Opener, Ground Level, Guest, Reserved
View: Water
List Price: \$439,000
List PPSF: \$176
Valuated Price: \$423,000
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

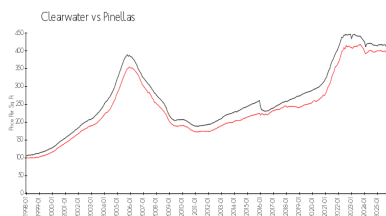
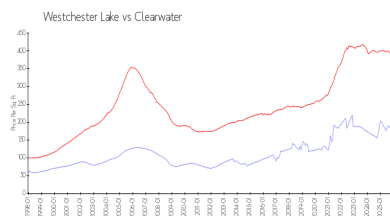
<https://>

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