

Unit 1304 - Beach Cottages I&II

1304 - 18400 Gulf Blvd, Indian Shores, FL, Pinellas 33785

Unit Information

MLS Number: TB8403557
 Status: ACTIVE
 Size: 1,400 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces:
 View: Water
 List Price: \$789,000
 List PPSF: \$564
 Valuated Price: \$709,000
 Valuated PPSF: \$506

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: 96
 Number of active listings for rent: 0
 Number of active listings for sale: 14
 Building inventory for sale: 14%
 Number of sales over the last 12 months: 5
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 3

Building Association Information

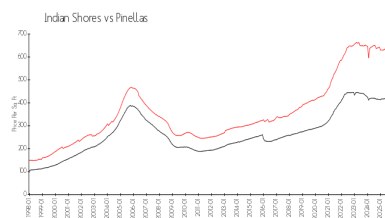
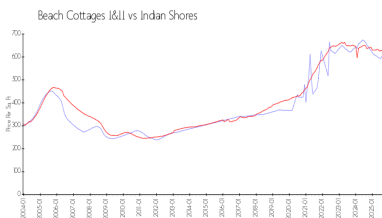
Beach Cottage I, II
 18400 Gulf Blvd, Indian Shores, FL33785
 Phone: (727) 595-5727

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1109	1,435 sq ft	Nov 2025	\$820,000	\$571
1105	1,400 sq ft	Oct 2025	\$475,000	\$339
1410	1,260 sq ft	Sep 2025	\$900,000	\$714
1505	1,400 sq ft	Jul 2025	\$752,250	\$537
PH-11	1,400 sq ft	Feb 2025	\$775,000	\$554

Market Information



Beach Cottages I&II: \$569/sq. ft.
 Indian Shores: \$628/sq. ft.

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 Pinellas: \$385/sq. ft.

Inventory for Sale

Beach Cottages I&II: 15%
 Indian Shores: 8%
 Pinellas: 7%

Avg. Time to Close Over Last 12 Months



Beach Cottages I&II	205 days
Indian Shores	138 days
Pinellas	99 days