

# Unit 2279 Portofino PI # 2013 - Tuscany at Innisbrook

2279 Portofino PI # 2013 - 2107-2284 Portofino PI, Palm Harbor, FL, Pinellas 34683

## Unit Information

|                 |            |
|-----------------|------------|
| MLS Number:     | TB8427847  |
| Status:         | ACTIVE     |
| Size:           | 750 Sq ft. |
| Bedrooms:       | 1          |
| Full Bathrooms: | 1          |
| Half Bathrooms: | 0          |
| Parking Spaces: |            |
| View:           |            |
| List Price:     | \$205,000  |
| List PPSF:      | \$273      |
| Valuated Price: | \$164,000  |
| Valuated PPSF:  | \$217      |

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

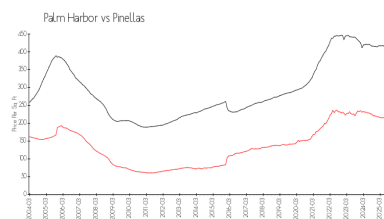
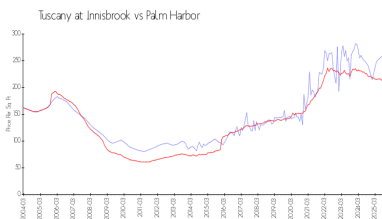
Tuscany at Innisbrook Condominiums  
2230 Tuscany Trce  
Palm Harbor, FL 34683  
727-943-5697

<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 |

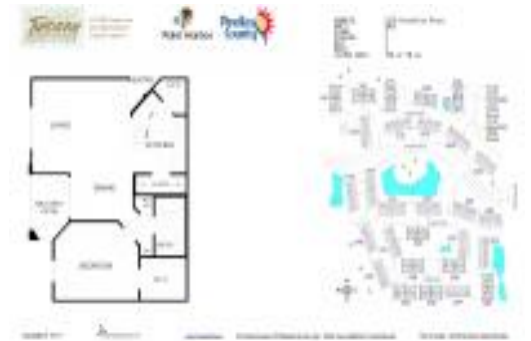
## Market Information



|                        |               |              |               |
|------------------------|---------------|--------------|---------------|
| 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 |