

# Unit 1264 Riserva Ln - Villas of San Marino at Palm Harbor

1264 Riserva Ln - 1259-1466 Ribolla Dr, Palm Harbor, FL, Pinellas 34683

## Unit Information

MLS Number: TB8437224  
 Status: ACTIVE  
 Size: 2,102 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces:  
 View: City  
 List Price: \$499,999  
 List PPSF: \$238  
 Valuated Price: \$447,000  
 Valuated PPSF: \$213

*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: 64  
 Number of active listings for rent: 0  
 Number of active listings for sale: 7  
 Building inventory for sale: 10%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

## Building Association Information

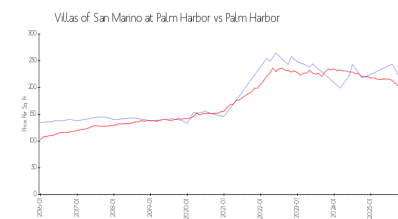
Villas of San Marino  
 Berkshire Hathaway HomeServices  
 Florida Properties Group  
 3126 Little Road  
 Trinity, FL 34655  
 Phone: (727) 481-7042

<https://www.smpalmharbor.com/site/>

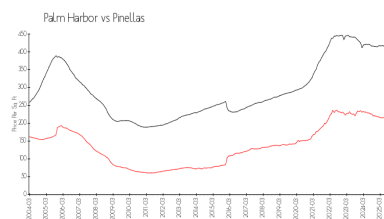
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	2,174 sq ft	Oct 2025	\$540,000	\$248
	2,174 sq ft	Aug 2025	\$529,900	\$244
	2,538 sq ft	Feb 2025	\$535,000	\$211

## Market Information



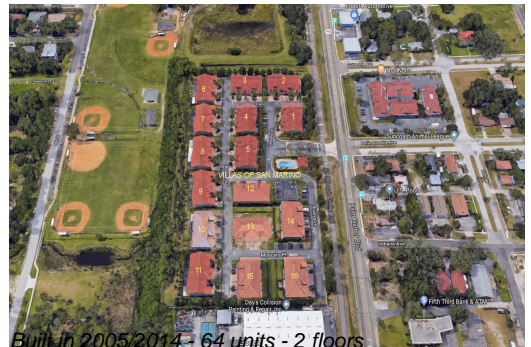
Villas of San Marino \$212/sq. ft.  
 at Palm Harbor:  
 Palm Harbor: \$200/sq. ft.



Palm Harbor: \$200/sq. ft.  
 Pinellas: \$385/sq. ft.

## Inventory for Sale

Villas of San Marino at Palm Harbor 11%  
 Palm Harbor 5%



Pinellas	8%
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**Avg. Time to Close Over Last 12 Months**

Villas of San Marino at Palm Harbor	98 days
Palm Harbor	106 days
Pinellas	100 days