

# Unit 2096 Sun Down Dr - Sunset Pointe Townhomes

2096 Sun Down Dr - 2520-2531 White Sand Ln, Clearwater, FL, Pinellas 33763

## Unit Information

MLS Number: TB8451879  
 Status: ACTIVE  
 Size: 1,252 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces:  
 View:  
 List Price: \$275,000  
 List PPSF: \$220  
 Valuated Price: \$253,000  
 Valuated PPSF: \$202

*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: 247  
 Number of active listings for rent: 0  
 Number of active listings for sale: 15  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 1

## Building Association Information

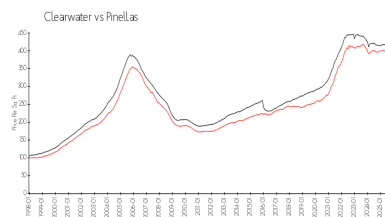
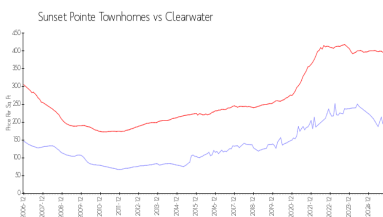
SUNSET POINTE TOWNHOMES  
 HOMEOWNERS ASSOCIATION, INC.  
 COMMUNITY ASSOCIATION MANAGEMENT SERVICE  
 5680 W CYPRESS ST STE A  
 TAMPA FL 33607  
 PHONE 813-874-2200  
 FAX 813-873-7070

<https://>

## Recent Sales

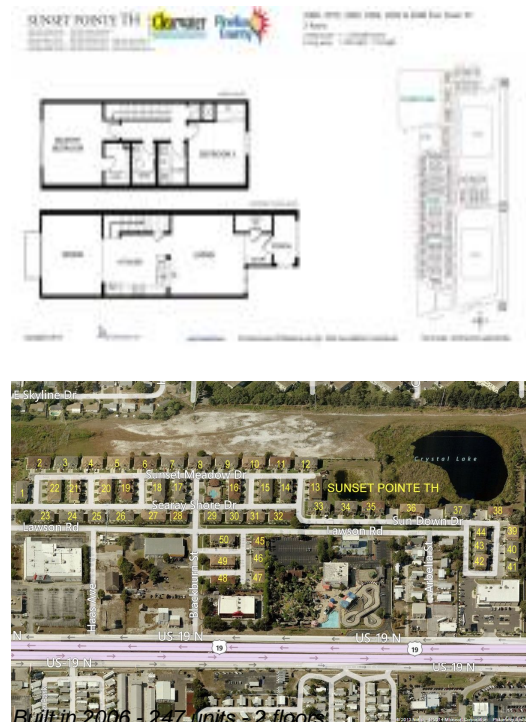
Unit #	Size	Closing Date	Sale Price	PPSF
	1,146 sq ft	Sep 2025	\$225,000	\$196
	1,146 sq ft	Aug 2025	\$232,500	\$203
	1,629 sq ft	Aug 2025	\$365,000	\$224
	1,146 sq ft	Jul 2025	\$210,000	\$183
	1,146 sq ft	Jun 2025	\$214,900	\$188

## Market Information



Sunset Pointe Townhomes:	\$202/sq. ft.	Clearwater:	\$391/sq. ft.
Clearwater:	\$391/sq. ft.	Pinellas:	\$385/sq. ft.

## Inventory for Sale



Sunset Pointe Townhomes	6%
Clearwater	8%
Pinellas	8%

### **Avg. Time to Close Over Last 12 Months**

Sunset Pointe Townhomes	62 days
Clearwater	106 days
Pinellas	100 days