

Unit 2262 Montview Dr - Montclair Lake Townhomes

2262 Montview Dr - 1910-1986 Lake Ridge Rd, Clearwater, FL, Pinellas 33763

Unit Information

MLS Number:	U8208159
Status:	ACTIVE
Size:	1,603 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Garage Door Opener, Guest
View:	
List Price:	\$448,000
List PPSF:	\$279

Building Information

Number of units:	88
Number of active listings for rent:	0
Number of active listings for sale:	5
Building inventory for sale:	5%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

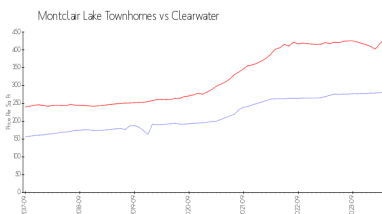
Building Association Information

Montclair Lake Townhomes
Address: 2251 Montclair Rd,
Clearwater, FL 33763
Phone: +1 727-637-5134

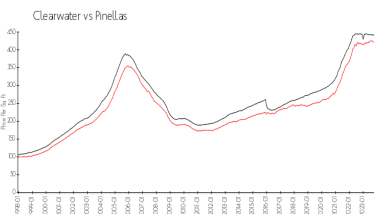
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	2,283 sq ft	Aug 2023	\$587,500	\$257
	1,603 sq ft	Jun 2023	\$460,000	\$287
	2,283 sq ft	May 2023	\$630,000	\$276

Market Information



Montclair Lake
Townhomes: \$280/sq. ft.
Clearwater: \$430/sq. ft.



Clearwater: \$430/sq. ft.
Pinellas: \$417/sq. ft.

Inventory for Sale

Montclair Lake Townhomes	6%
Clearwater	4%
Pinellas	3%

Avg. Time to Close Over Last 12 Months

Montclair Lake Townhomes	97 days
Clearwater	60 days



Pinellas

60 days