

# Unit 7-A - Crescent Beach Club II

7-A - 1310 Gulf Blvd, Clearwater, FL, Pinellas 33767

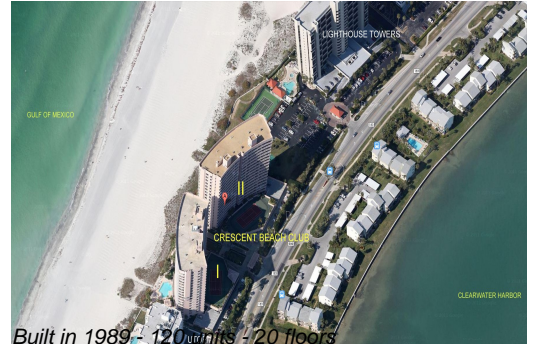


## Unit Information

MLS Number: U8232336  
 Status: ACTIVE  
 Size: 2,125 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: Covered, Ground Level, Guest, Under Building  
 View: Pool, Tennis Court, Water  
 List Price: \$1,699,000  
 List PPSF: \$800

## Building Information

Number of units: 120  
 Number of active listings for rent: 0  
 Number of active listings for sale: 1  
 Building inventory for sale: 0%  
 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: 2



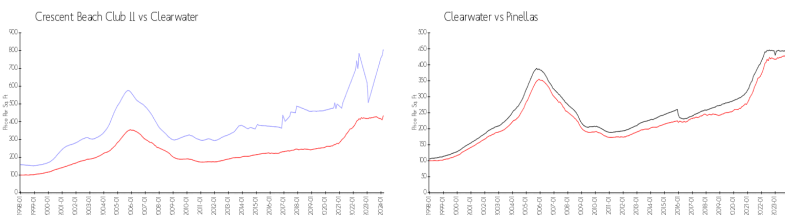
## Building Association Information

AboutCrescent Beach Club One Inc Condominium Association  
 1340 Gulf Blvd OFC  
 Clearwater Beach, FL 33767-2883  
 727-593-0788

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
6D	1,570 sq ft	Apr 2024	\$1,180,000	\$752
5C	1,020 sq ft	Apr 2024	\$750,000	\$735
11B	1,265 sq ft	Oct 2023	\$945,018	\$747
11G	2,005 sq ft	Jul 2023	\$1,500,000	\$748

## Market Information



Crescent Beach Club II: \$806/sq. ft.  
 Clearwater: \$434/sq. ft.  
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 Pinellas: \$415/sq. ft.

## Inventory for Sale

Crescent Beach Club II: 1%  
 Clearwater: 4%  
 Pinellas: 3%

## Avg. Time to Close Over Last 12 Months

Crescent Beach Club II: 123 days  
 Clearwater: 60 days

Pinellas

60 days