

# Unit 206 - Residences at Winward Passage

206 - 202 Windward Psge, Clearwater, FL, Pinellas 33767

## Unit Information

MLS Number: U8235226  
 Status: PENDING  
 Size: 2,491 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: Assigned, Guest, On Street, Under Building  
 View: Water  
 List Price: \$1,399,000  
 List PPSF: \$562

## Building Information

Number of units: 55  
 Number of active listings for rent: 0  
 Number of active listings for sale: 0  
 Building inventory for sale: 0%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

## Building Association Information

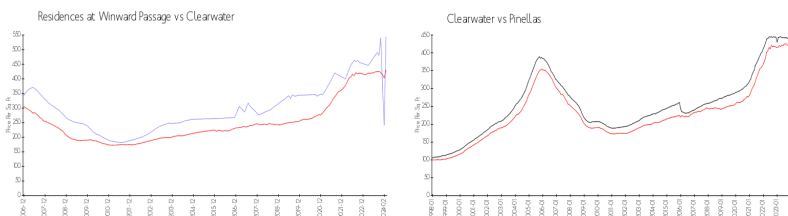
The Residences at Windward Passage  
 202 Windward Passage  
 Clearwater, FL 33767  
 Ameri-Tech Companies, Inc.  
 24701 US Highway 19 North  
 Suite 102, Clearwater, FL 33763  
 Phone: (727) 726-8000  
 Fax (727) 723-1101

<http://202windwardpassage.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
609	2,050 sq ft	Apr 2024	\$1,095,000	\$534
203	2,491 sq ft	Dec 2023	\$885,000	\$355
303	2,491 sq ft	Oct 2023	\$1,280,000	\$514
207	2,491 sq ft	Aug 2023	\$1,150,000	\$462

## Market Information



Residences at Winward Passage:	\$543/sq. ft.	Clearwater:	\$430/sq. ft.
Clearwater:	\$430/sq. ft.	Pinellas:	\$417/sq. ft.

## Inventory for Sale

Residences at Winward Passage	0%
Clearwater	4%
Pinellas	3%



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

Residences at Winward Passage	52 days
Clearwater	60 days
Pinellas	60 days