

# Unit 2200 Tuscany Trce # 1714 - Tuscany at Innisbrook

2200 Tuscany Trce # 1714 - 2107-2284 Portofino Pl, Palm Harbor, FL, Pinellas 34683

## Unit Information

MLS Number: U8238663  
 Status: ACTIVE  
 Size: 1,300 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces:  
 View:  
 List Price: \$375,000  
 List PPSF: \$288

## Building Information

Number of units: 396  
 Number of active listings for rent: 0  
 Number of active listings for sale: 9  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 19  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 3

## Building Association Information

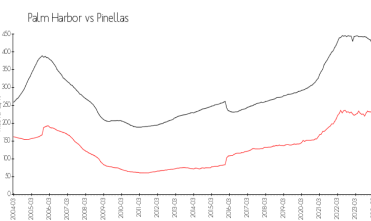
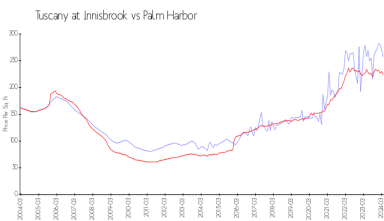
Tuscany at Innisbrook Condominiums  
 2230 Tuscany Trce  
 Palm Harbor, FL 34683  
 727-943-5697

<http://www.tuscanyatinnisbrook.org/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
103	1,170 sq ft	Apr 2024	\$350,000	\$299
196	920 sq ft	Mar 2024	\$235,000	\$255
3	1,250 sq ft	Feb 2024	\$337,000	\$270
146	1,170 sq ft	Jan 2024	\$339,000	\$290
169	1,405 sq ft	Dec 2023	\$385,000	\$274
7	1,080 sq ft	Dec 2023	\$320,000	\$296

## Market Information



Tuscany at Innisbrook: \$257/sq. ft.  
 Palm Harbor: \$224/sq. ft.  
 Palm Harbor: \$224/sq. ft.  
 Pinellas: \$417/sq. ft.

## Inventory for Sale

Tuscany at Innisbrook: 2%  
 Palm Harbor: 2%  
 Pinellas: 3%



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

Tuscany at Innisbrook	27 days
Palm Harbor	32 days
Pinellas	60 days