

Unit 2262 Montview Dr - Montclair Lake Townhomes

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

Unit Information

MLS Number:	U8244059
Status:	ACTIVE
Size:	1,603 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	
View:	
List Price:	\$429,000
List PPSF:	\$268
Valuated Price:	\$430,000
Valuated PPSF:	\$268

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:	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:	1
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

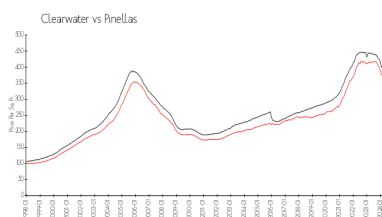
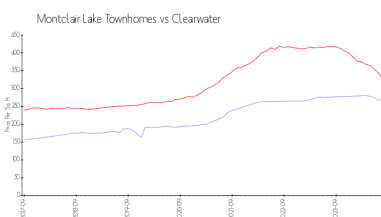
Building Association Information

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	May 2024	\$635,000	\$278

Market Information



Montclair Lake Townhomes:	\$268/sq. ft.	Clearwater:	\$321/sq. ft.
Clearwater:	\$321/sq. ft.	Pinellas:	\$339/sq. ft.

Inventory for Sale

Montclair Lake Townhomes	6%
Clearwater	4%
Pinellas	4%

Avg. Time to Close Over Last 12 Months

Montclair Lake Townhomes	16 days
Clearwater	76 days
Pinellas	72 days

