

# Unit 1311 - Beach Cottages I&II

1311 - 18400 Gulf Blvd, Indian Shores, FL, Pinellas 33785

## Unit Information

MLS Number:	U8248281
Status:	ACTIVE
Size:	1,400 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	
View:	
List Price:	\$1,049,000
List PPSF:	\$749
Valuated Price:	\$815,000
Valuated PPSF:	\$582

*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:	96
Number of active listings for rent:	0
Number of active listings for sale:	8
Building inventory for sale:	8%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

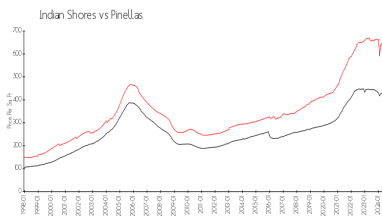
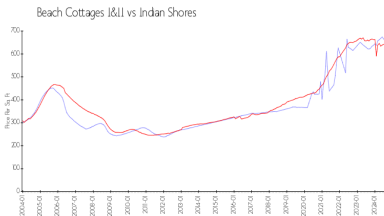
## Building Association Information

Beach Cottage I, II  
 18400 Gulf Blvd, Indian Shores, FL33785  
 Phone: (727) 595-5727

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1405	1,400 sq ft	Aug 2024	\$1,050,000	\$750
1503	1,400 sq ft	Jun 2024	\$855,000	\$611
2201	1,380 sq ft	Oct 2023	\$677,500	\$491

## Market Information



Beach Cottages I&II: \$657/sq. ft.  
 Indian Shores: \$644/sq. ft.

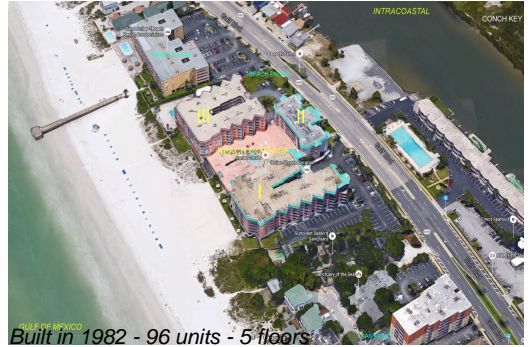
Indian Shores: \$644/sq. ft.  
 Pinellas: \$414/sq. ft.

## Inventory for Sale

Beach Cottages I&II	8%
Indian Shores	3%
Pinellas	3%

## Avg. Time to Close Over Last 12 Months

Beach Cottages I&II 33 days



Indian Shores  
Pinellas

67 days  
71 days