

# Unit 2563 Hidden Cove Ln - Sunset Pointe Townhomes

2563 Hidden Cove Ln - 2520-2531 White Sand Ln, Clearwater, FL, Pinellas 33763

## Unit Information

MLS Number: U8249542  
 Status: ACTIVE  
 Size: 1,544 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces:  
 View:  
 List Price: \$349,700  
 List PPSF: \$226  
 Valuated Price: \$345,000  
 Valuated PPSF: \$223

*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: 247  
 Number of active listings for rent: 0  
 Number of active listings for sale: 5  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 2

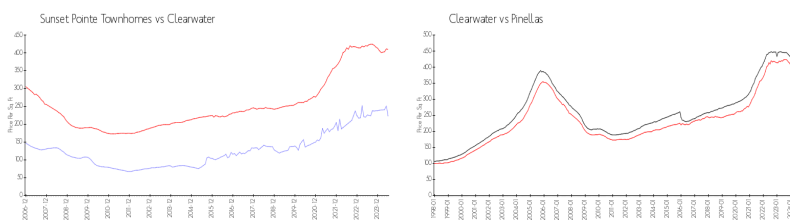
## Building Association Information

SUNSET POINTE TOWNHOMES  
 HOMEOWNERS ASSOCIATION, INC.  
 COMMUNITY ASSOCIATION MANAGEMENT SERVICE  
 5680 W CYPRESS ST STE A  
 TAMPA FL 33607  
 PHONE 813-874-2200  
 FAX 813-873-7070

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,473 sq ft	May 2024	\$320,000	\$217
	1,473 sq ft	Apr 2024	\$355,000	\$241
	1,274 sq ft	Nov 2023	\$299,000	\$235
	1,252 sq ft	Oct 2023	\$278,300	\$222
	1,629 sq ft	Sep 2023	\$370,000	\$227
	1,429 sq ft	Sep 2023	\$357,000	\$250

## Market Information



Sunset Pointe Townhomes:	\$223/sq. ft.	Clearwater:	\$410/sq. ft.
Clearwater:	\$410/sq. ft.	Pinellas:	\$417/sq. ft.



## Inventory for Sale

Sunset Pointe Townhomes	2%
Clearwater	3%
Pinellas	3%

## Avg. Time to Close Over Last 12 Months

Sunset Pointe Townhomes	25 days
Clearwater	70 days
Pinellas	68 days