

# Unit 2262 Montview Dr - Montclair Lake Townhomes

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

## Unit Information

MLS Number:	U8254488
Status:	Active
Size:	1,603 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	
View:	
List Price:	\$434,000
List PPSF:	\$271
Valuated Price:	\$416,000
Valuated PPSF:	\$260

*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:	7
Building inventory for sale:	7%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

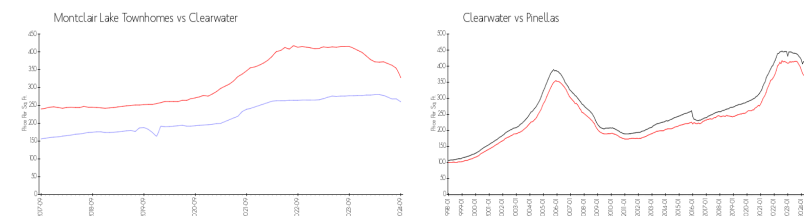
## Building Association Information

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
	1,677 sq ft	Apr 2024	\$469,900	\$280

## Market Information



Montclair Lake Townhomes:	\$260/sq. ft.	Clearwater:	\$328/sq. ft.
Clearwater:	\$328/sq. ft.	Pinellas:	\$361/sq. ft.

## Inventory for Sale

Montclair Lake Townhomes	8%
Clearwater	6%
Pinellas	5%

## Avg. Time to Close Over Last 12 Months

Montclair Lake Townhomes	16 days
Clearwater	86 days



Pinellas

80 days