

# Unit 7246 Conch Blvd - Seminole Isle Townhomes

7246 Conch Blvd - 7080-7383 Conch Blvd, Seminole, FL, Pinellas 33777

## Unit Information

MLS Number: U8254847  
 Status: Active  
 Size: 2,088 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: Garage Door Opener, Oversized  
 View: Water  
 List Price: \$599,900  
 List PPSF: \$287  
 Valuated Price: \$520,000  
 Valuated PPSF: \$249

*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: 2  
 Number of sales over the last 3 months: 1

## Building Association Information

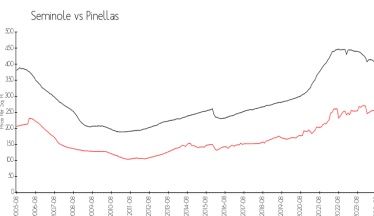
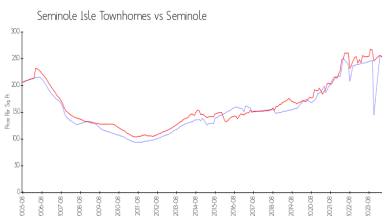
Seminole Isle Townhomes  
 Address 7253 Key Haven Road  
 Largo, FL 33777-3857  
 Contact info@seminoleisle.net  
 (727) 399-2038

<http://seminoleisle.net/>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
|        | 2,088 sq ft | Sep 2024     | \$505,000  | \$242 |
|        | 2,090 sq ft | Jun 2024     | \$536,000  | \$256 |

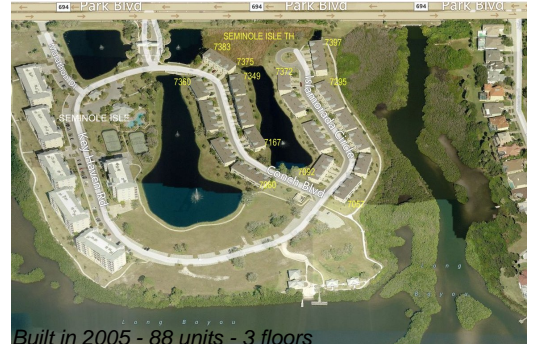
## Market Information



|                          |               |           |               |
|--------------------------|---------------|-----------|---------------|
| Seminole Isle Townhomes: | \$249/sq. ft. | Seminole: | \$239/sq. ft. |
| Seminole:                | \$239/sq. ft. | Pinellas: | \$361/sq. ft. |

## Inventory for Sale

Seminole Isle Townhomes 8%  
 Seminole 3%  
 Pinellas 5%



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

|                         |         |
|-------------------------|---------|
| Seminole Isle Townhomes | 10 days |
| Seminole                | 47 days |
| Pinellas                | 81 days |