

# Unit 2280 Montview Dr - Montclair Lake Townhomes

2280 Montview Dr - 1910-1986 Lake Ridge Rd, Clearwater, FL, Pinellas 33763

## Unit Information

MLS Number: T3481569  
 Status: ACTIVE  
 Size: 2,283 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: Driveway, Garage Door Opener  
 View:  
 List Price: \$649,900  
 List PPSF: \$285

## Building Information

Number of units: 88  
 Number of active listings for rent: 0  
 Number of active listings for sale: 4  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

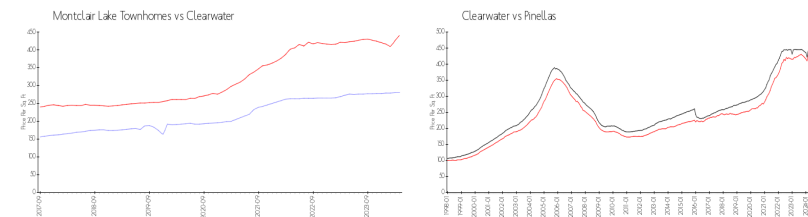
## Building Association Information

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	Aug 2023	\$587,500	\$257
	1,603 sq ft	Jun 2023	\$460,000	\$287
	2,283 sq ft	May 2023	\$630,000	\$276

## Market Information



Montclair Lake Townhomes:	\$280/sq. ft.	Clearwater:	\$441/sq. ft.
Clearwater:	\$441/sq. ft.	Pinellas:	\$419/sq. ft.

## Inventory for Sale

Montclair Lake Townhomes: 5%  
 Clearwater: 4%  
 Pinellas: 3%

## Avg. Time to Close Over Last 12 Months

Montclair Lake Townhomes: 97 days  
 Clearwater: 62 days



Pinellas

62 days