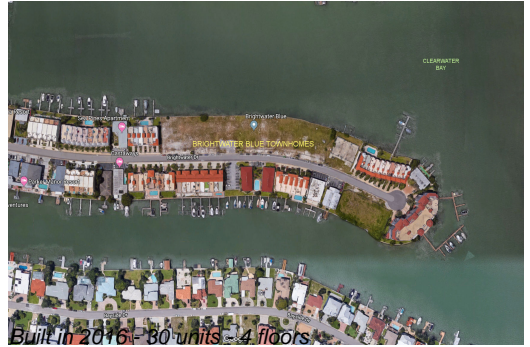


# Unit 176 Brightwater Dr # 1 - Brightwater Blue Townhomes

176 Brightwater Dr # 1 - 152 Brightwater Dr, Clearwater, FL, Pinellas 33767

## Unit Information

MLS Number: U8225615  
 Status: ACTIVE  
 Size: 3,996 Sq ft.  
 Bedrooms: 4  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: Driveway, Garage Door Opener, Garage  
 View: Pool, Water  
 List Price: \$2,699,000  
 List PPSF: \$675



## Building Information

Number of units: 30  
 Number of active listings for rent: 0  
 Number of active listings for sale: 4  
 Building inventory for sale: 13%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

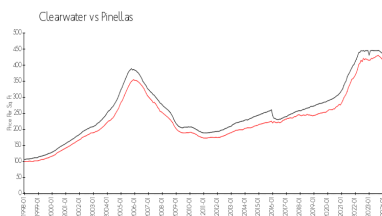
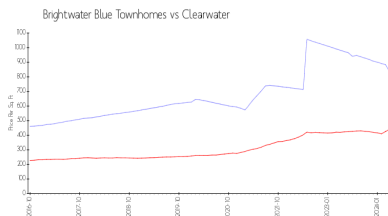
## Building Association Information

Brightwater Point  
 Condominium Association, Inc  
 205 Brightwater Drive  
 Clearwater Beach, FL 33767  
 Phone: (727) 445-1390

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3	2,586 sq ft	Mar 2024	\$1,950,000	\$754
4	2,551 sq ft	Mar 2024	\$1,590,000	\$623
4	2,551 sq ft	Dec 2023	\$1,600,000	\$627
	4,665 sq ft	Jul 2023	\$2,600,000	\$557

## Market Information



Brightwater Blue Townhomes:	\$826/sq. ft.	Clearwater:	\$441/sq. ft.
Clearwater:	\$441/sq. ft.	Pinellas:	\$419/sq. ft.

## Inventory for Sale

Brightwater Blue Townhomes: 13%  
 Clearwater: 4%  
 Pinellas: 3%

## Avg. Time to Close Over Last 12 Months

Brightwater Blue Townhomes	258 days
Clearwater	62 days
Pinellas	62 days