

Unit 2245 Chianti Pl # 711 - Tuscany at Innisbrook

2245 Chianti Pl # 711 - 2107-2284 Portofino Pl, Palm Harbor, FL, Pinellas 34683

Unit Information

MLS Number: U8240490
 Status: PENDING
 Size: 1,125 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces:
 View:
 List Price: \$299,000
 List PPSF: \$266

Building Information

Number of units: 396
 Number of active listings for rent: 0
 Number of active listings for sale: 9
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 18
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 2

Building Association Information

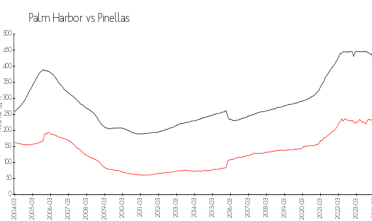
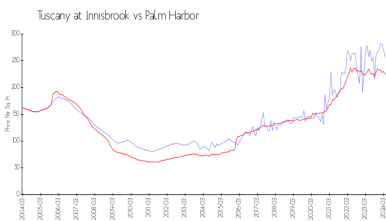
Tuscany at Innisbrook Condominiums
 2230 Tuscany Trce
 Palm Harbor, FL 34683
 727-943-5697

<http://www.tuscanyatinnisbrook.org/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
103	1,170 sq ft	Apr 2024	\$350,000	\$299
196	920 sq ft	Mar 2024	\$235,000	\$255
3	1,250 sq ft	Feb 2024	\$337,000	\$270
146	1,170 sq ft	Jan 2024	\$339,000	\$290
169	1,405 sq ft	Dec 2023	\$385,000	\$274
7	1,080 sq ft	Dec 2023	\$320,000	\$296

Market Information



Tuscany at Innisbrook:	\$255/sq. ft.	Palm Harbor:	\$225/sq. ft.
Palm Harbor:	\$225/sq. ft.	Pinellas:	\$419/sq. ft.

Inventory for Sale

Tuscany at Innisbrook 2%
 Palm Harbor 2%
 Pinellas 3%



Avg. Time to Close Over Last 12 Months

Tuscany at Innisbrook	29 days
Palm Harbor	34 days
Pinellas	62 days