# Unit 21 Arbor Club Dr # 318 - Ocean Grove of Ponte Vedra

21 Arbor Club Dr # 318 - 3 Arbor Club Dr, Ponte Vedra Beach, FL, St. Johns 32082

#### **Unit Information**

 MLS Number:
 1005448

 Status:
 Closed

 Size:
 1,070 Sq ft.

Bedrooms: 2 Full Bathrooms: 2

Half Bathrooms:

Parking Spaces: Unassigned

View:

 List Price:
 \$175,000

 List PPSF:
 \$164

 Valuated Price:
 \$278,000

 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.



Number of units: 251
Number of active listings for rent: 0
Number of active listings for sale: 1
Building inventory for sale: 0%
Number of sales over the last 12 months: 16
Number of sales over the last 6 months: 1
Number of sales over the last 3 months: 1

#### **Building Association Information**

OCEAN GROVE OF PONTE VEDRA CONDO ASSOCIATION 1 ARBOR CLUB Dr PONTE VEDRA BEACH - FL32082 (904) 273-6767

http://oceangrovepvb.com/

#### **Recent Sales**

Unit #	Size	Closing Date	Sale Price	PPSF
104	1,286 sq ft	Apr 2024	\$327,000	\$254
102	755 sq ft	Nov 2023	\$240,000	\$318
101	835 sq ft	Nov 2023	\$228,000	\$273
215	944 sq ft	Oct 2023	\$250,000	\$265
209	1,029 sq ft	Oct 2023	\$254,000	\$247
209	944 sq ft	Oct 2023	\$245,500	\$260

#### **Market Information**

No Image Available No Image Available

Ocean Grove of Ponte Vedra:

\$256/sq. ft.

Ponte Vedra Beach: \$380/sq. ft.

Ponte Vedra Beach: \$380/sq. ft.

St. Johns: \$340/sq. ft.





### **Inventory for Sale**

Ocean Grove of Ponte Vedra 0% Ponte Vedra Beach 1% St. Johns 1%

## Avg. Time to Close Over Last 12 Months

Ocean Grove of Ponte Vedra n/a
Ponte Vedra Beach 51 days
St. Johns 61 days