

Unit 216 - Ocean Beach Club 2

216 - 3510 S Ocean Shore Blvd, Flagler Beach, FL, Flagler 32176

Unit Information

MLS Number: 1257358
 Status: Active
 Size: 1,201 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: Assigned, Guest, Other
 View: Ocean
 List Price: \$359,000
 List PPSF: \$299
 Valuated Price: \$341,000
 Valuated PPSF: \$284

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: 42
 Number of active listings for rent: 0
 Number of active listings for sale: 1
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 2
 Number of sales over the last 6 months: 0
 Number of sales over the last 3 months: 0

Building Association Information

Ocean Beach Club II
 3510 South Oceanshore Blvd.
 Flagler Beach, FL 32136
 Phone: Northshore Management Group
 1-386-677-3109

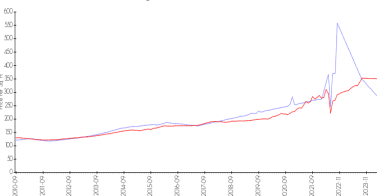
<http://www.oceanbeachclubtwo.com/>

Recent Sales

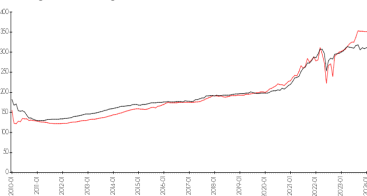
Unit #	Size	Closing Date	Sale Price	PPSF
406	1,107 sq ft	Oct 2023	\$550,000	\$497
106	1,107 sq ft	Sep 2023	\$380,000	\$343

Market Information

Ocean Beach Club 2 vs Flagler Beach



Flagler Beach vs Flagler

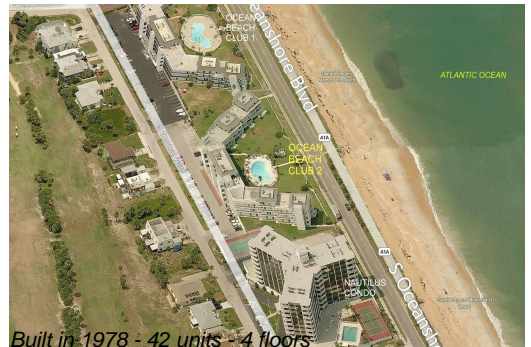


Ocean Beach Club 2: \$284/sq. ft.
 Flagler Beach: \$350/sq. ft.

Flagler Beach: \$350/sq. ft.
 Flagler: \$346/sq. ft.

Inventory for Sale

Ocean Beach Club 2: 2%
 Flagler Beach: 7%
 Flagler: 5%



Avg. Time to Close Over Last 12 Months

Ocean Beach Club 2	74 days
Flagler Beach	75 days
Flagler	72 days