

Unit 502 - Tuscany at Hammock Dunes

502 - 85 Avenue de la Mer, Palm Coast, FL, Flagler 32137

Unit Information

MLS Number: FC295926
 Status: ACTIVE
 Size: 2,110 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: Assigned, Covered, Driveway, Garage Door Opener, Garage Faces Side, Guest, Off Street, Reserved, Under Building
 View: Water
 List Price: \$1,275,000
 List PPSF: \$604
 Valuated Price: \$1,211,000
 Valuated PPSF: \$574

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: 64
 Number of active listings for rent: 0
 Number of active listings for sale: 2
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 4
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 1

Building Association Information

TUSCANY AT HAMMOCK DUNES
 CONDOMINIUM ASSOCIATION, INC.
 85 AVENUE DE LA MER,
 PALM COAST, FL, 32137

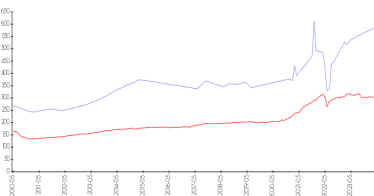
Southern States Management Group
 2 Camino Del Mar
 Palm Coast, FL 32137
 (386) 446-6333

Recent Sales

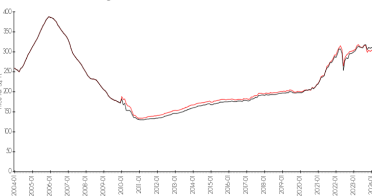
Unit #	Size	Closing Date	Sale Price	PPSF
805	2,110 sq ft	May 2024	\$1,155,000	\$547
506	3,070 sq ft	Nov 2023	\$1,900,000	\$619
406	3,070 sq ft	Aug 2023	\$1,800,000	\$586
1001	3,070 sq ft	Aug 2023	\$1,975,000	\$643

Market Information

Tuscany at Hammock Dunes vs Palm Coast



Palm Coast vs Flagler



Tuscany at Hammock Dunes:	\$586/sq. ft.	Palm Coast:	\$303/sq. ft.
Palm Coast:	\$303/sq. ft.	Flagler:	\$346/sq. ft.



Built in 2006 - 64 units - 11 floors

Inventory for Sale

Tuscany at Hammock Dunes	3%
Palm Coast	5%
Flagler	5%

Avg. Time to Close Over Last 12 Months

Tuscany at Hammock Dunes	25 days
Palm Coast	73 days
Flagler	72 days