

# Unit 3010 Grandiflora Dr # 1101 - Magnolia Bay

3010 Grandiflora Dr # 1101 - 3010-3137 Grandiflora Dr, Green Acres, FL, Palm Beach 33467

## Unit Information

MLS Number: RX-10961519  
 Status: Active  
 Size: 1,316 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Driveway, Garage - Attached  
 View:  
 List Price: \$326,999  
 List PPSF: \$248  
 Valuated Price: \$236,000  
 Valuated PPSF: \$195

*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: 112  
 Number of active listings for rent: 0  
 Number of active listings for sale: 5  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 0

## Building Association Information

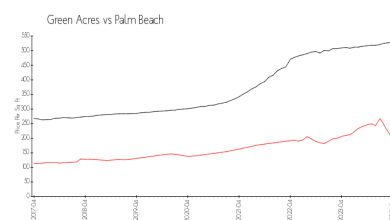
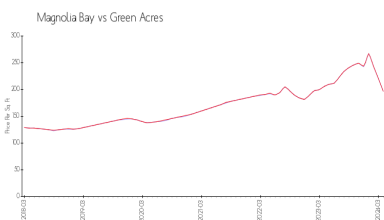
Magnolia Bay Condominium Association, Inc  
 2950 South Jog Road  
 Greenacres, FL 33467  
 (561) 641-1016

<https://www.cmcmanagement.biz/magnolia-bay.html>

## Recent Sales

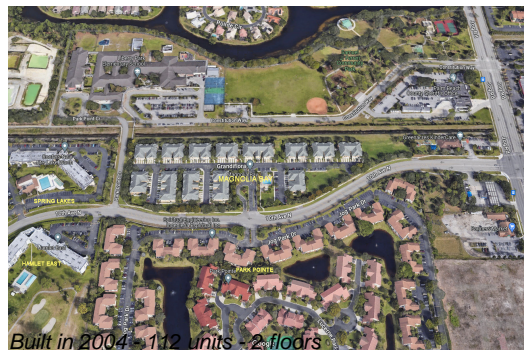
Unit #	Size	Closing Date	Sale Price	PPSF
	1,316 sq ft	Jan 2024	\$325,000	\$247
	1,036 sq ft	Jan 2024	\$275,000	\$265
	1,036 sq ft	Jan 2024	\$275,000	\$265
	1,777 sq ft	Dec 2023	\$333,000	\$187
3202	1,036 sq ft	Dec 2023	\$265,000	\$256

## Market Information



Magnolia Bay: \$196/sq. ft.      Green Acres: \$196/sq. ft.  
 Green Acres: \$196/sq. ft.      Palm Beach: \$475/sq. ft.

## Inventory for Sale



Magnolia Bay	4%
Green Acres	4%
Palm Beach	3%

**Avg. Time to Close Over Last 12 Months**

Magnolia Bay	27 days
Green Acres	27 days
Palm Beach	56 days