

# Unit 325 S Ocean Grande Dr # 203 - Ocean Grande at Serenata Beach

325 S Ocean Grande Dr # 203 - 201 S Ocean Grande Dr, Ponte Vedra Beach, FL, St. Johns 32082

## Unit Information

MLS Number: 1258914  
 Status: Active  
 Size: 2,036 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: Assigned, Detached, Garage, Garage Door Opener  
 View: Ocean  
 List Price: \$869,000  
 List PPSF: \$427  
 Valuated Price: \$589,000  
 Valuated PPSF: \$289

*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: 198  
 Number of active listings for rent: 0  
 Number of active listings for sale: 5  
 Building inventory for sale: 2%  
 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: 2

## Building Association Information

OCEAN GRANDE  
 CONDOMINIUM ASSOCIATION, INC.  
 MAY MANAGEMENT SERVICES INC  
 475 WEST TOWN PLACE # 112  
 ST AUGUSTINE FL 32092  
 PHONE 904-561-9708  
 FAX 904-461-0335

<http://www.maymgt.com/oceangrande/home.asp>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
303	2,036 sq ft	Apr 2024	\$700,000	\$344
202	2,035 sq ft	Apr 2024	\$600,000	\$295
106	2,239 sq ft	Aug 2023	\$793,791	\$355
102	2,035 sq ft	Jul 2023	\$789,900	\$388

## Market Information

No Image Available	No Image Available
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Ocean Grande at Serenata Beach: \$302/sq. ft. Ponte Vedra Beach: \$380/sq. ft.



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

St. Johns:

\$340/sq. ft.

### **Inventory for Sale**

Ocean Grande at Serenata Beach	3%
Ponte Vedra Beach	1%
St. Johns	1%

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

Ocean Grande at Serenata Beach	n/a
Ponte Vedra Beach	51 days
St. Johns	61 days