

# Unit 25 Arbor Club Dr # 319 - Ocean Grove of Ponte Vedra

25 Arbor Club Dr # 319 - 3 Arbor Club Dr, Ponte Vedra Beach, FL, St. Johns 32082

## Unit Information

MLS Number: 1257719  
 Status: Active  
 Size: 1,070 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: On Street,RV Access/Parking,Unassigned  
 View:  
 List Price: \$285,000  
 List PPSF: \$266  
 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.*

## Building Information

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

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Ocean Grove of Ponte Vedra: \$256/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