

# Unit PH3C - Gables Club 2

PH3C - 60 Edgewater Dr, Coral Gables, FL, Miami-Dade 33133

## Unit Information

MLS Number: A11547809  
 Status: Active  
 Size: 3,100 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces  
 View:  
 List Price: \$3,349,000  
 List PPSF: \$1,080  
 Valuated Price: \$3,495,000  
 Valuated PPSF: \$1,127

*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: 99  
 Number of active listings for rent: 0  
 Number of active listings for sale: 4  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 1  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

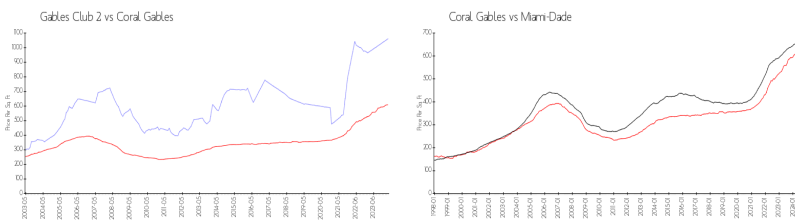
## Building Association Information

Gables Condominium & Club Association  
 (305) 740-9111 & (305) 740-7012  
 Admin@thegablesclub.org

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
6C	3,100 sq ft	Jun 2023	\$2,784,000	\$898

## Market Information



Gables Club 2:	\$1061/sq. ft.	Coral Gables:	\$609/sq. ft.
Coral Gables:	\$609/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Gables Club 2	4%
Coral Gables	2%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Gables Club 2	7 days
Coral Gables	62 days
Miami-Dade	81 days

