

# Unit 100 Riverside Dr # 503 - Orleander Pointe 100-102-104

100 Riverside Dr # 503 - 100 Riverside Dr, Cocoa Beach, FL, Brevard 32922

## Unit Information

MLS Number: 1009683  
 Status: Active Under Contract  
 Size: 1,479 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 2  
 Parking Spaces: Additional  
 Parking, Garage, Guest, Underground, Other  
 View: Bridge(s), River, Intracoastal  
 List Price: \$599,000  
 List PPSF: \$405  
 Valuated Price: \$557,000  
 Valuated PPSF: \$377

*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: 138  
 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: 4  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

## Building Association Information

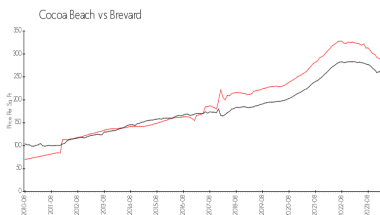
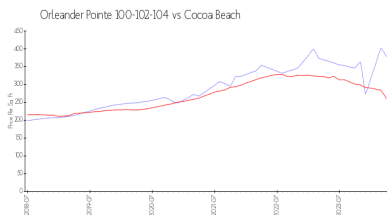
Orleander Pointe Condominium  
 Address: 104 Riverside Dr,  
 Cocoa, FL 32922  
 Phone: +1 321-784-2091

<http://orleanderpointe.com/location/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
502	1,616 sq ft	Dec 2023	\$535,000	\$331
303	1,479 sq ft	Nov 2023	\$495,000	\$335
205	1,616 sq ft	Sep 2023	\$522,500	\$323
602	1,616 sq ft	Jul 2023	\$575,000	\$356

## Market Information



Orleander Pointe 100-102-104:	\$379/sq. ft.	Cocoa Beach:	\$261/sq. ft.
Cocoa Beach:	\$261/sq. ft.	Brevard:	\$226/sq. ft.

## Inventory for Sale

Orleander Pointe 100-102-104	1%
Cocoa Beach	1%
Brevard	1%

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

Orleander Pointe 100-102-104	91 days
Cocoa Beach	52 days
Brevard	40 days