

Unit 6858 Toland Dr # 304 - Terrace at Heritage Isle I II III&IV

6858 Toland Dr # 304 - 6828 Toland Dr, Melbourne, FL, Brevard 32940

Unit Information

MLS Number:	1023148
Status:	Active
Size:	1,194 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned, Detached Carport, Guest
View:	Lake
List Price:	\$339,000
List PPSF:	\$284
Valuated Price:	\$232,000
Valuated PPSF:	\$194

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:	120
Number of active listings for rent:	0
Number of active listings for sale:	2
Building inventory for sale:	1%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

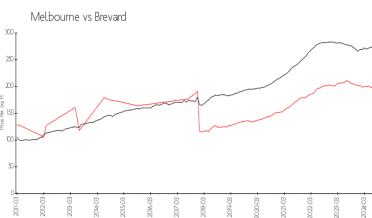
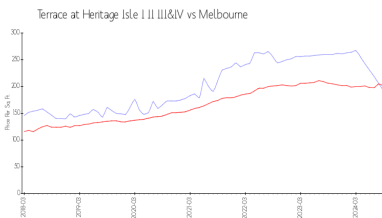
Building Association Information

Terrace 2 At Heritage Isle
 Association Inc
 6838 Toland Dr
 Melbourne, FL 32940
 (321) 636-2305

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
206	1,232 sq ft	Sep 2024	\$127,000	\$103
201	1,408 sq ft	Mar 2024	\$374,600	\$266
402	1,232 sq ft	Feb 2024	\$330,000	\$268

Market Information

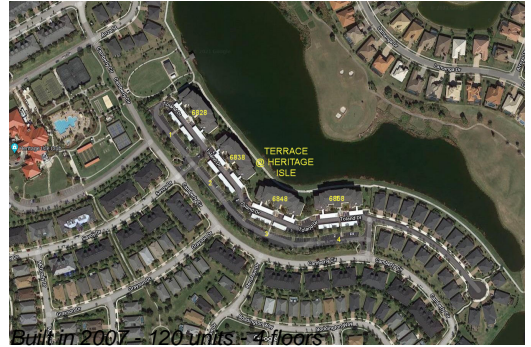


Terrace at Heritage Isle I II III&IV:	\$192/sq. ft.	Melbourne:	\$201/sq. ft.
Melbourne:	\$201/sq. ft.	Brevard:	\$255/sq. ft.

Inventory for Sale

Terrace at Heritage Isle I II III&IV	2%
Melbourne	2%
Brevard	2%

Avg. Time to Close Over Last 12 Months



Terrace at Heritage Isle I II III&IV
Melbourne
Brevard

125 days
1566 days
651 days