Unit 709 - Xanadu

709 - 750 N Atlantic Ave, Cocoa Beach, FL, Brevard 32931

Unit Information

MLS Number:	1024314
Status:	Active
Size:	2,340 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Detached,Garage,Garage Door Opener
View:	Beach,Ocean,Pool,River,Trees/Woods,Water
List Price:	$679,500
List PPSF:	$290
Valuated Price:	$645,000
Valuated PPSF:	$276

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

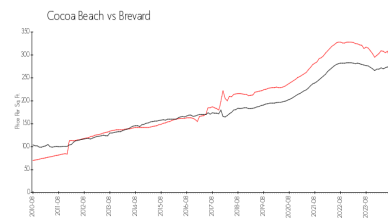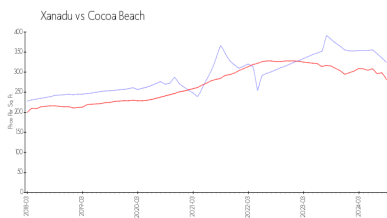|	
Number of units:	108
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	2%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

Building Association Information

Xanadu Condominium Association Inc.
Address: 750 N Atlantic Ave, Cocoa Beach, FL 32931
Phone: +1 321-784-2692

https://xanaducb.com/

Built in 1983 - 108 units - 16 floors

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1504	1,761 sq ft	Jun 2024	$735,000	$417
808	1,993 sq ft	Apr 2024	$550,000	$276
606	2,343 sq ft	Jan 2024	$1,000,000	$427
905	1,769 sq ft	Dec 2023	$607,000	$343
405	1,761 sq ft	Dec 2023	$660,000	$375
401	2,343 sq ft	Dec 2023	$785,000	$335

Market Information

Xanadu:	$324/sq. ft.	Cocoa Beach:	$281/sq. ft.
Cocoa Beach:	$281/sq. ft.	Brevard:	$255/sq. ft.

Inventory for Sale

Xanadu	3%
Cocoa Beach	2%
Brevard	2%

Avg. Time to Close Over Last 12 Months

Xanadu	88 days
Cocoa Beach	90 days
Brevard	305 days