

# Unit 604 Shorewood Dr # B501 - Shorewood A-B-C-D-E-F&G

604 Shorewood Dr # B501 - 601 Shorewood Dr, Cape Canaveral, FL, Brevard 32920

## Unit Information

MLS Number: 1025180  
 Status: Active Under Contract  
 Size: 1,860 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Additional Parking, Garage, Garage Door Opener, Gated, Guest, Parking Lot  
 View: Beach, Lake, Ocean  
 List Price: \$489,900  
 List PPSF: \$263  
 Valuated Price: \$471,000  
 Valuated PPSF: \$253

*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.*

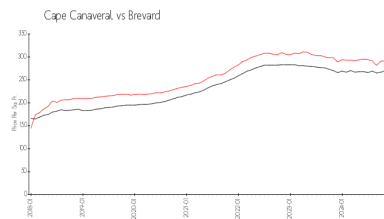
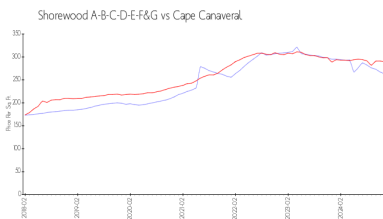
## Building Information

Number of units: 196  
 Number of active listings for rent: 0  
 Number of active listings for sale: 4  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 16  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 0

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
C305	1,922 sq ft	Sep 2024	\$740,000	\$385
308	1,922 sq ft	Sep 2024	\$500,000	\$260
F204	1,663 sq ft	Sep 2024	\$202,000	\$121
F206	2,104 sq ft	Sep 2024	\$195,000	\$93
C202	868 sq ft	Sep 2024	\$320,000	\$369
E503	868 sq ft	Sep 2024	\$260,000	\$300
304	1,663 sq ft	Sep 2024	\$460,000	\$277

## Market Information



Shorewood A-B-C-D-E-F&G: \$263/sq. ft.  
 Cape Canaveral: \$290/sq. ft.

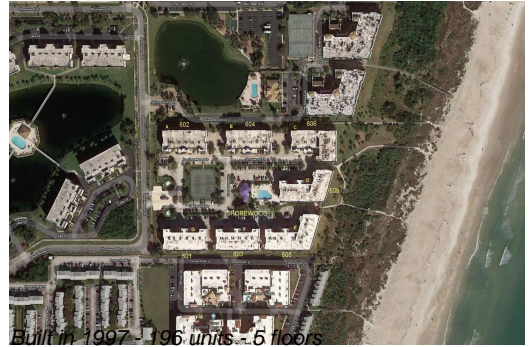
Cape Canaveral: \$290/sq. ft.  
 Brevard: \$260/sq. ft.

## Inventory for Sale

Shorewood A-B-C-D-E-F&G: 2%  
 Cape Canaveral: 2%  
 Brevard: 3%

## Avg. Time to Close Over Last 12 Months

Shorewood A-B-C-D-E-F&G: 81 days  
 Cape Canaveral: 71 days  
 Brevard: 273 days



Built in 1997 - 196 units - 5 floors