

Unit 107 - Island Pointe 1A

107 - 480 Sail Ln, Merritt Island, FL, Brevard 32953

Unit Information

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|-----------------|--|
| MLS Number: | 1025363 |
| Status: | Active |
| Size: | 2,470 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | Assigned,Garage,Garage Door Opener,Gated,Secured |
| View: | River,Intracoastal |
| List Price: | \$725,000 |
| List PPSF: | \$294 |
| Valuated Price: | \$712,000 |
| Valuated PPSF: | \$288 |

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

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|--|----|
| Number of units: | 49 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 2 |
| Building inventory for sale: | 4% |
| Number of sales over the last 12 months: | 2 |
| Number of sales over the last 6 months: | 2 |
| Number of sales over the last 3 months: | 1 |

Building Association Information

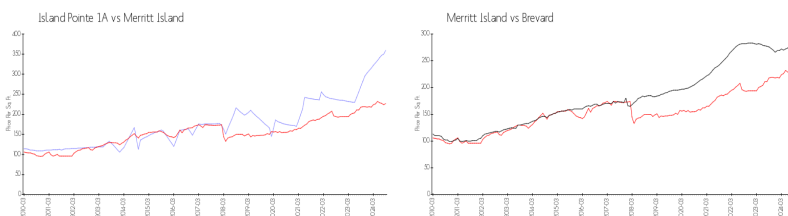
Island Pointe Condos Management
Address: 470 Sail Ln,
Merritt Island, FL 32953,
Phone: +1 321-806-4908

HOA- Fairway Management 321-242-0736

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 502 | 2,048 sq ft | Oct 2024 | \$418,000 | \$204 |
| 104 | 2,214 sq ft | Aug 2024 | \$450,000 | \$203 |

Market Information



| | | | |
|-------------------|---------------|-----------------|---------------|
| Island Pointe 1A: | \$360/sq. ft. | Merritt Island: | \$227/sq. ft. |
| Merritt Island: | \$227/sq. ft. | Brevard: | \$255/sq. ft. |

Inventory for Sale

| | |
|------------------|----|
| Island Pointe 1A | 4% |
| Merritt Island | 3% |
| Brevard | 2% |

Avg. Time to Close Over Last 12 Months

| | |
|------------------|---------|
| Island Pointe 1A | 53 days |
| Merritt Island | 42 days |



Brevard

273 days