

# Unit 110 Warsteiner Way # 301 - Ocean Dunes at Aquarina (110 120&130)

110 Warsteiner Way # 301 - 110 Warsteiner Wy, Melbourne Beach, FL, Brevard 32951

## Unit Information

MLS Number:	1063156
Status:	Active
Size:	2,400 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	Additional Parking,Assigned,Garage
View:	Golf Course,Ocean,River
List Price:	\$765,000
List PPSF:	\$319
Valuated Price:	\$676,000
Valuated PPSF:	\$282

*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:	84
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	4%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

## Building Association Information

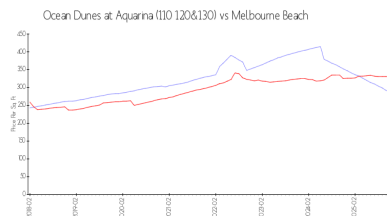
Ocean Dune At Aquarina Condo  
Address: 140 Warsteiner Way,  
Melbourne Beach, FL 32951  
Phone: +1 321-728-3291

<https://www.oceandunesataquarina.com/>

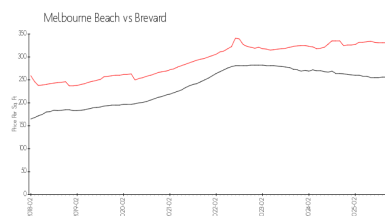
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
503	2,007 sq ft	Jul 2025	\$825,000	\$411
801	2,400 sq ft	Mar 2025	\$975,000	\$406

## Market Information



Ocean Dunes at  
Aquinara (110  
120&130):  
Melbourne Beach: \$288/sq. ft.  
\$330/sq. ft.



Melbourne Beach:  
Brevard: \$330/sq. ft.  
\$252/sq. ft.

## Inventory for Sale

Ocean Dunes at Aquarina (110 120&130)	5%
Melbourne Beach	4%
Brevard	2%



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

Ocean Dunes at Aquarina (110 120&130)	91 days
Melbourne Beach	94 days
Brevard	296 days