

# Unit 2008 Pond Ridge Ct # 1302 - Enclave at Eagle Harbor

2008 Pond Ridge Ct # 1302 - 2002-2026 Pond Ridge Ct, Fleming Island, FL, Clay 32003

## Unit Information

MLS Number: 2022105  
 Status: Active  
 Size: 1,517 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Attached, Garage  
 View: Golf Course, Pond, Trees/Woods  
 List Price: \$319,900  
 List PPSF: \$211  
 Valuated Price: \$304,000  
 Valuated PPSF: \$200

*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: 1  
 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: 0

## Building Association Information

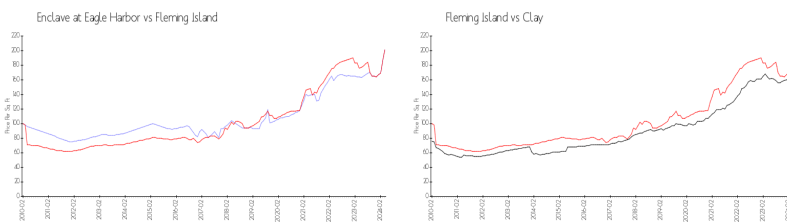
The Enclave at Eagle Harbor  
 Condominium Association, Inc  
 Management Contact Information  
 Address: 10175 Fortune Parkway, Suite 906, Jacksonville, FL 32256  
 Phone: (904) 223-7224 x 1503  
 email: dbelet@lelandmanagement.com

<https://eagleharboronline.com/NeighborhoodPage.php?IMenuID=82>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
605	1,966 sq ft	Dec 2023	\$325,000	\$165
1201	2,122 sq ft	Oct 2023	\$348,000	\$164
105	1,966 sq ft	Sep 2023	\$325,000	\$165

## Market Information



Enclave at Eagle Harbor:	\$201/sq. ft.	Fleming Island:	\$201/sq. ft.
Fleming Island:	\$201/sq. ft.	Clay:	\$159/sq. ft.



### **Inventory for Sale**

Enclave at Eagle Harbor	1%
Fleming Island	0%
Clay	0%

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

Enclave at Eagle Harbor	n/a
Fleming Island	n/a
Clay	22 days