

# Unit 701 - Cambria at Hammock Dunes

701 - 19 Avenue de la Mer, Palm Coast, FL, Flagler 32137

## Unit Information

MLS Number: 2005437  
 Status: Active  
 Size: 3,283 Sq ft.  
 Bedrooms: 4  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: Underground  
 View: Beach, Ocean  
 List Price: \$1,749,000  
 List PPSF: \$533  
 Valuated Price: \$1,662,000  
 Valuated PPSF: \$506

*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: 60  
 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: 2  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 0

## Building Association Information

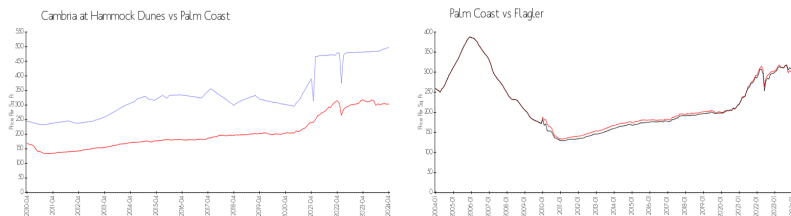
Hammock Dunes Bridge Association  
 Southern States Management Group  
 2 Camino del Mar  
 Palm Coast, FL 32137  
 (386) 446-6333

<http://daytonapropertymanagement.com/community/cambria-at-hammock-dunes-condominium>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
205	2,606 sq ft	Jan 2024	\$1,200,000	\$460
804	2,873 sq ft	Nov 2023	\$1,360,000	\$473

## Market Information



Cambria at Hammock Dunes:	\$497/sq. ft.	Palm Coast:	\$303/sq. ft.
Palm Coast:	\$303/sq. ft.	Flagler:	\$346/sq. ft.

## Inventory for Sale

Cambria at Hammock Dunes	2%
Palm Coast	4%



Flagler

4%

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

Cambria at Hammock Dunes

5 days

Palm Coast

65 days

Flagler

68 days