

Unit 106 - Tuscany at Hammock Dunes

106 - 85 Avenue de la Mer, Palm Coast, FL, Flagler 32137

Unit Information

MLS Number: FC297393
 Status: PENDING
 Size: 3,077 Sq ft.
 Bedrooms: 4
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: Assigned, Driveway, Garage Door Opener, Garage Faces Side, Ground Level, Guest, Reserved, Under Building
 View: Water
 List Price: \$1,399,000
 List PPSF: \$455
 Valuated Price: \$704,000
 Valuated PPSF: \$229

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: 64
 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: 4
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 2

Building Association Information

TUSCANY AT HAMMOCK DUNES
 CONDOMINIUM ASSOCIATION, INC.
 85 AVENUE DE LA MER,
 PALM COAST, FL, 32137

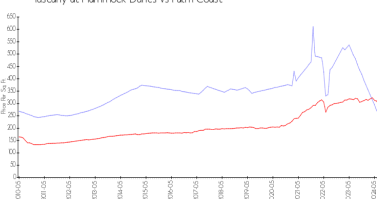
Southern States Management Group
 2 Camino Del Mar
 Palm Coast, FL 32137
 (386) 446-6333

Recent Sales

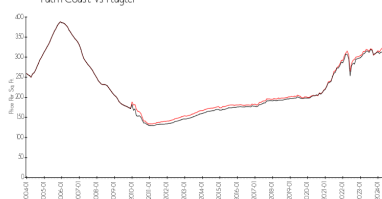
Unit #	Size	Closing Date	Sale Price	PPSF
502	2,110 sq ft	Sep 2024	\$1,100,000	\$521
906	3,070 sq ft	Jul 2024	\$1,940,000	\$632
805	2,110 sq ft	May 2024	\$1,155,000	\$547
506	3,070 sq ft	Nov 2023	\$1,900,000	\$619

Market Information

Tuscany at Hammock Dunes vs Palm Coast

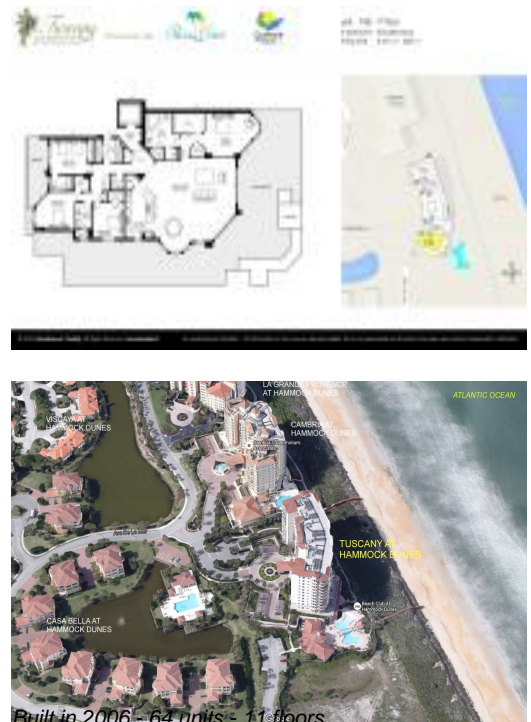


Palm Coast vs Flagler



Tuscany at Hammock Dunes:	\$240/sq. ft.	Palm Coast:	\$282/sq. ft.
Palm Coast:	\$282/sq. ft.	Flagler:	\$293/sq. ft.

Inventory for Sale



Tuscany at Hammock Dunes	2%
Palm Coast	6%
Flagler	6%

Avg. Time to Close Over Last 12 Months

Tuscany at Hammock Dunes	34 days
Palm Coast	84 days
Flagler	86 days