

# Unit 106 - Tuscany at Hammock Dunes

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

## Unit Information

MLS Number: FC297393  
 Status: ACTIVE  
 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: \$1,699,000  
 List PPSF: \$552  
 Valuated Price: \$1,699,000  
 Valuated PPSF: \$552

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

## Building Association Information

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

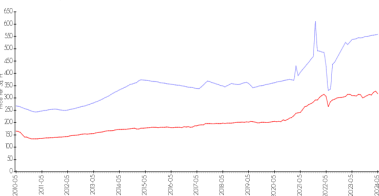
Southern States Management Group  
 2 Camino Del Mar  
 Palm Coast, FL 32137  
 (386) 446-6333

## Recent Sales

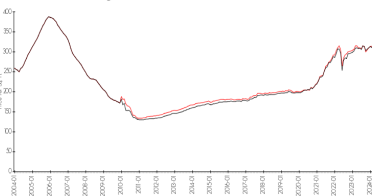
Unit #	Size	Closing Date	Sale Price	PPSF
805	2,110 sq ft	May 2024	\$1,155,000	\$547
506	3,070 sq ft	Nov 2023	\$1,900,000	\$619
406	3,070 sq ft	Aug 2023	\$1,800,000	\$586
1001	3,070 sq ft	Aug 2023	\$1,975,000	\$643

## Market Information

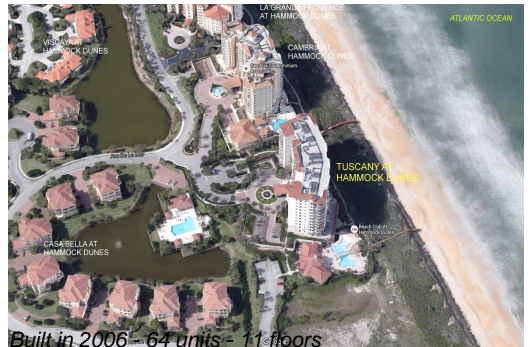
Tuscany at Hammock Dunes vs Palm Coast



Palm Coast vs Flagler



Tuscany at Hammock Dunes:	\$559/sq. ft.	Palm Coast:	\$317/sq. ft.
Palm Coast:	\$317/sq. ft.	Flagler:	\$341/sq. ft.



### **Inventory for Sale**

Tuscany at Hammock Dunes	3%
Palm Coast	4%
Flagler	4%

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

Tuscany at Hammock Dunes	25 days
Palm Coast	81 days
Flagler	80 days