

# Unit 701 - Cambria at Hammock Dunes

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

## Unit Information

MLS Number:	FC297631
Status:	ACTIVE
Size:	3,283 Sq ft.
Bedrooms:	4
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	Garage Door Opener, Reserved, Under Building
View:	Water
List Price:	\$1,599,900
List PPSF:	\$487
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:	3
Building inventory for sale:	5%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

## Building Association Information

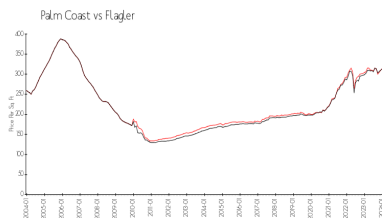
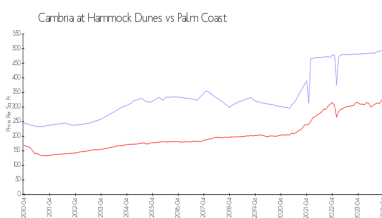
Hammock Dunes Bridge Association  
Southern States Management Group  
2 Camino del Mar  
Palm Coast, FL 32137  
(386) 446-6333

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
205	2,340 sq ft	Jan 2024	\$1,200,000	\$513
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:	\$317/sq. ft.
Palm Coast:	\$317/sq. ft.	Flagler:	\$341/sq. ft.

## Inventory for Sale



Cambria at Hammock Dunes	5%
Palm Coast	4%
Flagler	4%

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

Cambria at Hammock Dunes	53 days
Palm Coast	80 days
Flagler	80 days