

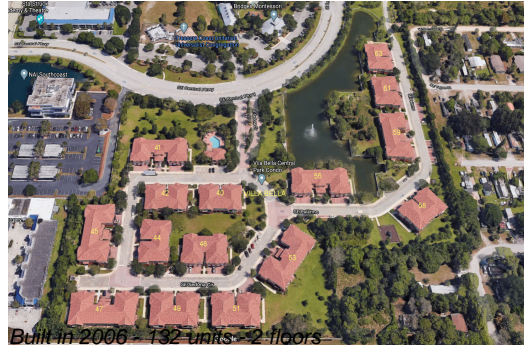
# Unit 45 SE Sedona Cir # 105 - Villabella Central Park

45 SE Sedona Cir # 105 - 40 SE Sedona Cir, Stuart, FL, Martin 34994

## Unit Information

MLS Number: RX-10995794  
 Status: Active Under Contract  
 Size: 1,977 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: Driveway, Garage - Attached, Vehicle Restrictions  
 View:  
 List Price: \$299,999  
 List PPSF: \$152  
 Valuated Price: \$297,000  
 Valuated PPSF: \$150

*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: 132  
 Number of active listings for rent: 0  
 Number of active listings for sale: 0  
 Building inventory for sale: 0%  
 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: 2

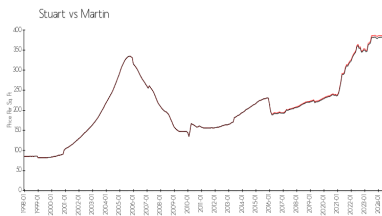
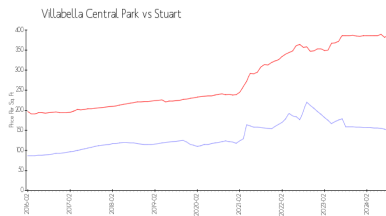
## Building Association Information

Vilabella Central Park  
 Condominium Association  
 41 Se Sedona Circle  
 Stuart, FL 34994  
 (772) 221-1144

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
102	1,977 sq ft	Sep 2024	\$297,500	\$150
102	1,977 sq ft	Jun 2024	\$300,000	\$152

## Market Information



Villabella Central Park:	\$151/sq. ft.	Stuart:	\$386/sq. ft.
Stuart:	\$386/sq. ft.	Martin:	\$311/sq. ft.

## Inventory for Sale

Vilabella Central Park: 0%  
 Stuart: 2%  
 Martin: 2%

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

Villabella Central Park	51 days
Stuart	67 days
Martin	65 days