

# Unit 3F - Gables Club 2

3F - 60 Edgewater Dr, Coral Gables, FL, Miami-Dade 33133

## Unit Information

MLS Number:	A11542005
Status:	Active
Size:	3,165 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2 Spaces,Assigned Parking
View:	Canal,Other View
Rental Price:	\$15,000
List PPSF:	\$5
Valuated Price:	\$2,753,000
Valuated PPSF:	\$870

*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.*

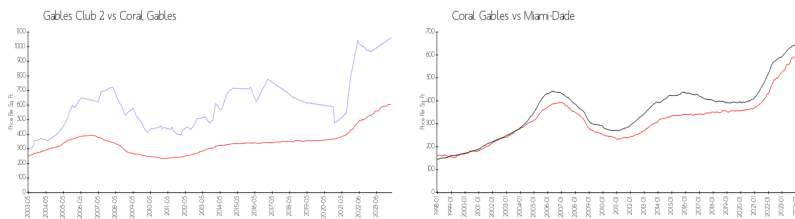
## Building Information

Number of units:	99
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	3%
Number of sales over the last 12 months:	1
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

## Building Association Information

Gables Condominium & Club Association  
 (305) 740-9111 & (305) 740-7012  
 Admin@thegablesclub.org

## Market Information



Gables Club 2:	\$1061/sq. ft.	Coral Gables:	\$601/sq. ft.
Coral Gables:	\$601/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Gables Club 2	3%
Coral Gables	2%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Gables Club 2	7 days
Coral Gables	62 days
Miami-Dade	81 days

