

# Unit 314 - Gables Waterway

314 - 90 Edgewater Dr, Coral Gables, FL, Miami-Dade 33133

## Unit Information

MLS Number: A11554653  
 Status: Active  
 Size: 1,470 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Additional Spaces Available, Assigned Parking, Street Parking, Valet Parking  
 View: Canal  
 Rental Price: \$5,000  
 List PPSF: \$3  
 Valuated Price: \$754,000  
 Valuated PPSF: \$513

*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.*

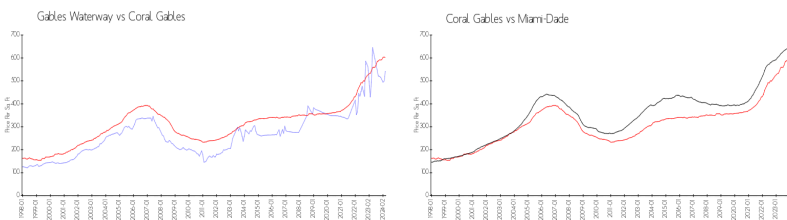
## Building Information

Number of units: 330  
 Number of active listings for rent: 2  
 Number of active listings for sale: 17  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 11  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 3

## Building Association Information

Gables Waterway Towers  
 (305) 665-7871

## Market Information



Gables Waterway: \$542/sq. ft.      Coral Gables: \$601/sq. ft.  
 Coral Gables: \$601/sq. ft.      Miami-Dade: \$698/sq. ft.

## Inventory for Sale

Gables Waterway: 5%  
 Coral Gables: 2%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Gables Waterway: 18 days  
 Coral Gables: 62 days  
 Miami-Dade: 81 days

