

# Unit 835 - Merrick Manor

835 - 301 Altara Ave, Coral Gables, FL, Miami-Dade 33146

## Unit Information

MLS Number:	A11573012
Status:	Active
Size:	1,432 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Spaces,Assigned Parking,Guest Parking
View:	Intracoastal View
Rental Price:	\$7,700
List PPSF:	\$5
Valuated Price:	\$1,074,000
Valuated PPSF:	\$750

*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

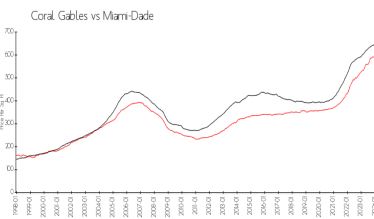
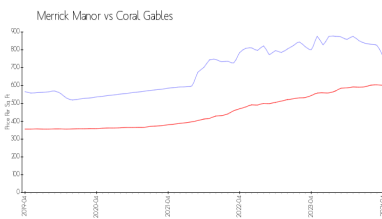
Number of units:	227
Number of active listings for rent:	0
Number of active listings for sale:	14
Building inventory for sale:	6%
Number of sales over the last 12 months:	28
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	5

## Building Association Information

Merrick Manor  
 Address: 301 Altara Ave,  
 Coral Gables, FL 33146  
 Phone: +1 305-779-6870

<https://www.merrick-manor.com/>

## Market Information



Merrick Manor:	\$765/sq. ft.	Coral Gables:	\$601/sq. ft.
Coral Gables:	\$601/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Merrick Manor	6%
Coral Gables	2%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Merrick Manor	135 days
Coral Gables	62 days
Miami-Dade	81 days

