

# Unit 3 - Grove Enclave

3 - 3014-3054 McDonald St, Miami, FL, Miami-Dade 33133

## Unit Information

MLS Number: A11674696  
 Status: Pending  
 Size: 2,350 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Spaces, Additional Spaces Available  
 View: Garden View  
 Rental Price: \$6,700  
 List PPSF: \$3  
 Valuated Price: \$1,140,000  
 Valuated PPSF: \$485

*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.*

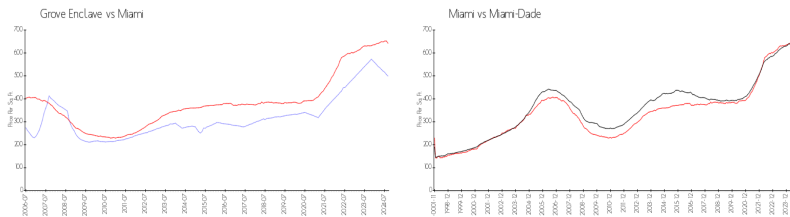
## Building Information

Number of units: 22  
 Number of active listings for rent: 0  
 Number of active listings for sale: 1  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 2  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

## Building Association Information

Grove Enclave Condominium Association, Inc 5805 Blue Lagoon Drive # 310 Miami, FL33126-2053  
 (786) 319-5233

## Market Information



Grove Enclave:	\$499/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Grove Enclave 5%  
 Miami 5%  
 Miami-Dade 4%

## Avg. Time to Close Over Last 12 Months

Grove Enclave 19 days  
 Miami 86 days  
 Miami-Dade 86 days

