

# Unit 8C - Gables Club 1

8C - 10 Edgewater Dr, Coral Gables, FL, Miami-Dade 33133

## Unit Information

MLS Number: A11686395  
Status: Active  
Size: 2,970 Sq ft.  
Bedrooms: 3  
Full Bathrooms: 2  
Half Bathrooms: 1  
Parking Spaces: 2 Or More Spaces,Parking-Under Building,Valet Parking

View:  
List Price: \$2,695,000  
List PPSF: \$907  
Valuated Price: \$3,148,000  
Valuated PPSF: \$1,060

*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: 96  
Number of active listings for rent: 1  
Number of active listings for sale: 3  
Building inventory for sale: 3%  
Number of sales over the last 12 months: 2  
Number of sales over the last 6 months: 0  
Number of sales over the last 3 months: 0

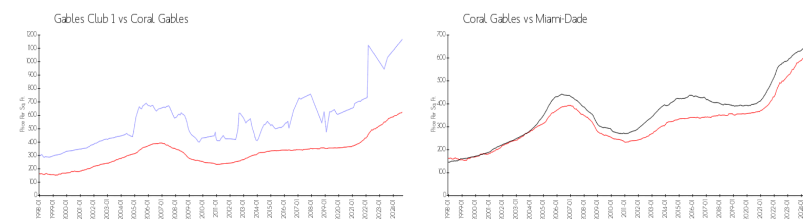
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PHD	2,950 sq ft	Mar 2024	\$3,675,000	\$1,246
14F	2,950 sq ft	Feb 2024	\$2,850,000	\$966

## Market Information



Gables Club 1:	\$1168/sq. ft.	Coral Gables:	\$625/sq. ft.
Coral Gables:	\$625/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Gables Club 1	3%
Coral Gables	3%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Gables Club 1	45 days
Coral Gables	66 days
Miami-Dade	86 days

