

# Unit 96007 Stoney Creek Pkwy # 1004 - Cottages at Stoney Creek

96007 Stoney Creek Pkwy # 1004 - 96001-96276 Stoney Creek Pkwy, Fernandina Beach, FL, Nassau 32034

## Unit Information

MLS Number:	2010968
Status:	Active
Size:	1,680 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Attached,Garage
View:	Pond
List Price:	\$325,000
List PPSF:	\$193
Valuated Price:	\$261,000
Valuated PPSF:	\$155

*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:	224
Number of active listings for rent:	0
Number of active listings for sale:	1
Building inventory for sale:	0%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

## Building Association Information

Cottages At Stoney Creek  
Address: 11 Cottage Ct,  
Fernandina Beach, FL 32034,  
Phone: +1 904-277-0916  
GALPHIN REAL ESTATE SERVICES, INC.  
1880 SOUTH 14TH STREET SUITE 103  
AMELIA ISLAND, FL 32034  
Tel: (904)277-6597

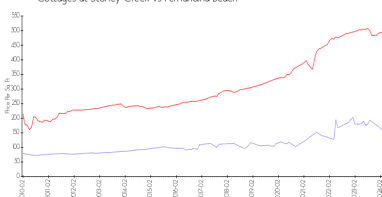
<http://www.stoneycottages.com/cottagesatstoney/home.asp>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
702	1,477 sq ft	Jan 2024	\$300,000	\$203
	1,392 sq ft	Sep 2023	\$285,000	\$205
	1,603 sq ft	Jul 2023	\$285,000	\$178
	1,392 sq ft	Jul 2023	\$270,000	\$194
	1,631 sq ft	Jun 2023	\$291,000	\$178

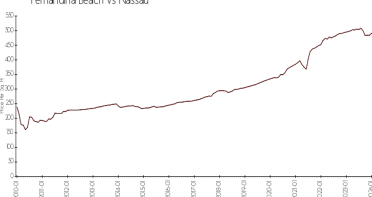
## Market Information

Cottages at Stoney Creek vs Fernandina Beach

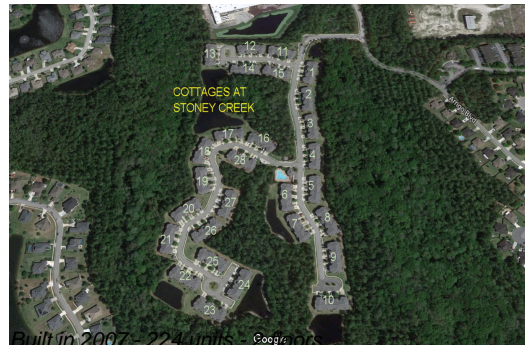


Cottages at Stoney \$154/sq. ft.

Fernandina Beach vs Nassau



Fernandina Beach: \$505/sq. ft.



Creek:  
Fernandina Beach:   \$505/sq. ft.                      Nassau:                      \$563/sq. ft.

**Inventory for Sale**

Cottages at Stoney Creek	0%
Fernandina Beach	1%
Nassau	1%

**Avg. Time to Close Over Last 12 Months**

Cottages at Stoney Creek	n/a
Fernandina Beach	n/a
Nassau	n/a