

# Unit 3016 Grandiflora Dr # 1204 - Magnolia Bay

3016 Grandiflora Dr # 1204 - 3010-3137 Grandiflora Dr, Green Acres, FL, Palm Beach 33467

## Unit Information

MLS Number: RX-10996379  
 Status: Active  
 Size: 1,544 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2+ Spaces  
 View: Canal  
 List Price: \$294,995  
 List PPSF: \$191  
 Valuated Price: \$288,000  
 Valuated PPSF: \$203

*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: 112  
 Number of active listings for rent: 0  
 Number of active listings for sale: 2  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 0

## Building Association Information

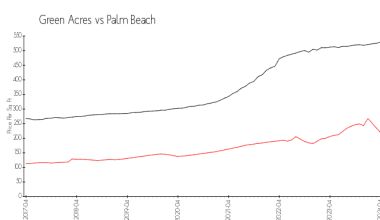
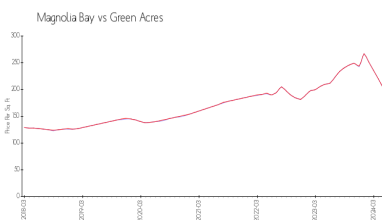
Magnolia Bay Condominium Association, Inc  
 2950 South Jog Road  
 Greenacres, FL 33467  
 (561) 641-1016

<https://www.cmcmanagement.biz/magnolia-bay.html>

## Recent Sales

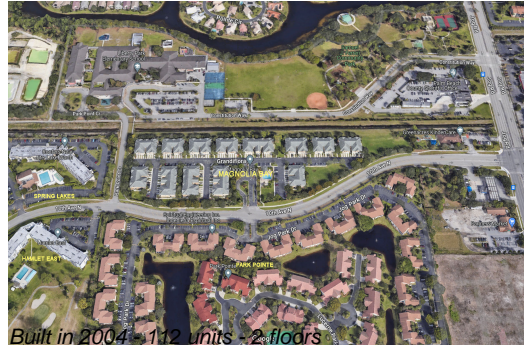
Unit #	Size	Closing Date	Sale Price	PPSF
	1,316 sq ft	Jan 2024	\$325,000	\$247
	1,036 sq ft	Jan 2024	\$275,000	\$265
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	1,777 sq ft	Dec 2023	\$333,000	\$187
3202	1,036 sq ft	Dec 2023	\$265,000	\$256

## Market Information



Magnolia Bay: \$202/sq. ft.      Green Acres: \$202/sq. ft.  
 Green Acres: \$202/sq. ft.      Palm Beach: \$474/sq. ft.

## Inventory for Sale



Magnolia Bay	2%
Green Acres	2%
Palm Beach	3%

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

Magnolia Bay	48 days
Green Acres	48 days
Palm Beach	57 days