

# Unit 3076 Grandiflora Dr # 7204 - Magnolia Bay

3076 Grandiflora Dr # 7204 - 3010-3137 Grandiflora Dr, Green Acres, FL, Palm Beach 33467

## Unit Information

MLS Number:	RX-11009348
Status:	Active
Size:	1,344 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Garage - Attached,Vehicle Restrictions
View:	Garden
List Price:	\$338,000
List PPSF:	\$251
Valuated Price:	\$278,000
Valuated PPSF:	\$196

*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:	5
Building inventory for sale:	4%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	4

## Building Association Information

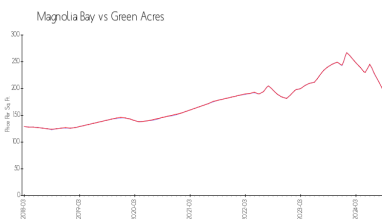
Magnolia Bay Condominium Association, Inc  
2950 South Jog Road  
Greenacres, FL 33467  
(561) 641-1016

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

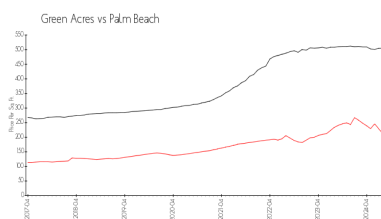
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,417 sq ft	Dec 2024	\$275,000	\$194
	1,316 sq ft	Dec 2024	\$280,000	\$213
	1,316 sq ft	Oct 2024	\$285,000	\$217
	1,777 sq ft	Sep 2024	\$320,000	\$180
	1,777 sq ft	Jul 2024	\$330,000	\$186

## Market Information



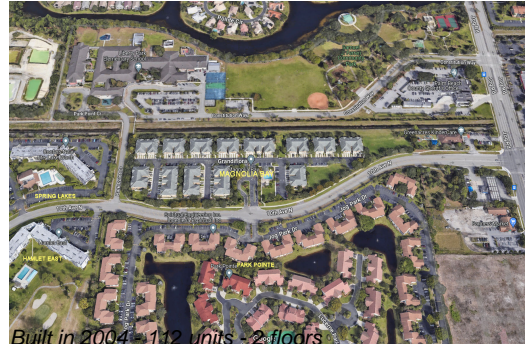
Magnolia Bay: \$195/sq. ft.  
Green Acres: \$195/sq. ft.



Green Acres: \$195/sq. ft.  
Palm Beach: \$466/sq. ft.

## Inventory for Sale

Magnolia Bay	4%
Green Acres	5%



Palm Beach	4%
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**Avg. Time to Close Over Last 12 Months**

Magnolia Bay	52 days
Green Acres	52 days
Palm Beach	61 days