

# Unit 3013 Grandiflora Dr # 1104 - Magnolia Bay

3013 Grandiflora Dr # 1104 - 3010-3137 Grandiflora Dr, Green Acres, FL, Palm Beach 33467

## Unit Information

|                 |                                        |
|-----------------|----------------------------------------|
| MLS Number:     | RX-11139795                            |
| Status:         | Active                                 |
| Size:           | 1,316 Sq ft.                           |
| Bedrooms:       | 3                                      |
| Full Bathrooms: | 2                                      |
| Half Bathrooms: | 0                                      |
| Parking Spaces: | 2+ Spaces, Driveway, Garage - Attached |
| View:           |                                        |
| List Price:     | \$259,700                              |
| List PPSF:      | \$197                                  |
| Valuated Price: | \$226,000                              |
| Valuated PPSF:  | \$187                                  |

*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:      | 6   |
| Building inventory for sale:             | 5%  |
| Number of sales over the last 12 months: | 9   |
| Number of sales over the last 6 months:  | 7   |
| Number of sales over the last 3 months:  | 2   |

## Building Association Information

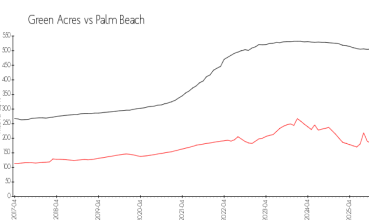
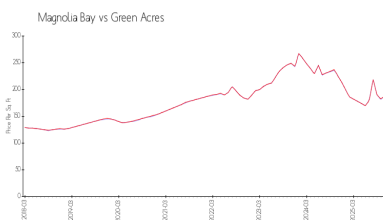
Magnolia Bay Condominium Association, Inc  
2950 South Jog Road  
Greenacres, FL 33467  
(561) 641-1016

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

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
|        | 1,380 sq ft | Oct 2025     | \$260,000  | \$188 |
|        | 1,776 sq ft | Sep 2025     | \$305,000  | \$172 |
|        | 1,316 sq ft | Sep 2025     | \$250,000  | \$190 |
|        | 1,316 sq ft | Aug 2025     | \$279,000  | \$212 |
|        | 1,316 sq ft | Aug 2025     | \$262,000  | \$199 |
|        | 1,316 sq ft | Aug 2025     | \$264,000  | \$201 |

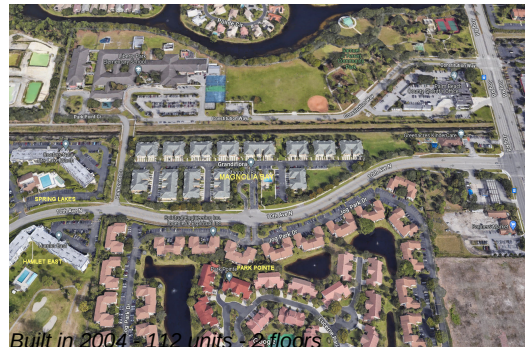
## Market Information



|               |               |              |               |
|---------------|---------------|--------------|---------------|
| Magnolia Bay: | \$188/sq. ft. | Green Acres: | \$188/sq. ft. |
| Green Acres:  | \$188/sq. ft. | Palm Beach:  | \$452/sq. ft. |

## Inventory for Sale

|              |    |
|--------------|----|
| Magnolia Bay | 5% |
|--------------|----|



|             |    |
|-------------|----|
| Green Acres | 5% |
| Palm Beach  | 3% |

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

|              |         |
|--------------|---------|
| Magnolia Bay | 65 days |
| Green Acres  | 65 days |
| Palm Beach   | 77 days |