

# Unit 27 Arbor Club Dr # 209 - Ocean Grove of Ponte Vedra

27 Arbor Club Dr # 209 - 3 Arbor Club Dr, Ponte Vedra Beach, FL, St. Johns 32082

## Unit Information

MLS Number: 2042372  
 Status: Active  
 Size: 944 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: Detached, Unassigned  
 View:  
 List Price: \$229,900  
 List PPSF: \$244  
 Valuated Price: \$226,000  
 Valuated PPSF: \$239

*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: 251  
 Number of active listings for rent: 0  
 Number of active listings for sale: 3  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 2  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

## Building Association Information

OCEAN GROVE OF PONTE VEDRA  
 CONDO ASSOCIATION  
 1 ARBOR CLUB Dr  
 PONTE VEDRA BEACH - FL32082  
 (904) 273-6767

<http://oceangrovepvb.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
210		Sep 2024	\$243,000	
108	755 sq ft	Jun 2024	\$239,500	\$317

## Market Information

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Ocean Grove of Ponte Vedra: \$239/sq. ft.  
 Ponte Vedra Beach: \$346/sq. ft.  
 St. Johns: \$331/sq. ft.

## Inventory for Sale

Ocean Grove of Ponte Vedra: 1%  
 Ponte Vedra Beach: 1%  
 St. Johns: 2%



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

Ocean Grove of Ponte Vedra	60 days
Ponte Vedra Beach	60 days
St. Johns	66 days