

# Unit 122 Hidden Palms Ln # 101 - Portofino at Ponte Vedra

122 Hidden Palms Ln # 101 - 114-162 Hidden Palms Ln, Ponte Vedra Beach, FL, St. Johns 32082

## Unit Information

MLS Number: 2045170  
 Status: Active  
 Size: 1,991 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Garage, Garage Door Opener  
 View: Pond, Trees/Woods  
 List Price: \$599,000  
 List PPSF: \$301  
 Valuated Price: \$569,000  
 Valuated PPSF: \$286

*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: 21  
 Number of active listings for rent: 0  
 Number of active listings for sale: 1  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 1  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

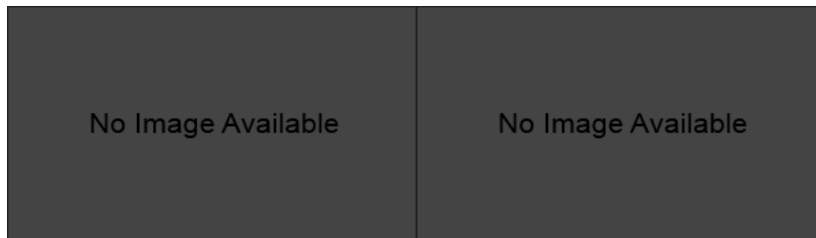
## Building Association Information

PORTOFINO AT PONTE VEDRA  
 CONDOMINIUM ASSOCIATION, INC.  
 SENTRY MANAGEMENT INC  
 2180 W STATE SR 434 STE 5000  
 LONGWOOD FL 32779

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
102	1,991 sq ft	Feb 2024	\$590,000	\$296

## Market Information



Portofino at Ponte Vedra:	\$287/sq. ft.	Ponte Vedra Beach:	\$346/sq. ft.
Ponte Vedra Beach:	\$346/sq. ft.	St. Johns:	\$331/sq. ft.

## Inventory for Sale

Portofino at Ponte Vedra	5%
Ponte Vedra Beach	1%
St. Johns	2%

## Avg. Time to Close Over Last 12 Months

Portofino at Ponte Vedra	95 days
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Ponte Vedra Beach  
St. Johns

60 days  
66 days