

# Unit 3028 Winward Dr # 1302 - Southpointe at Ocean Village

3028 Winward Dr # 1302 - 1002 Windward Dr, Fort Pierce, FL, St. Lucie 34949

## Unit Information

MLS Number: A11569044  
 Status: Active  
 Size: 1,504 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$725,000  
 List PPSF: \$482  
 Valuated Price: \$689,000  
 Valuated PPSF: \$458

*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: 72  
 Number of active listings for rent: 0  
 Number of active listings for sale: 1  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 0

## Building Association Information

Southpointe At Ocean Village  
 Homeowners Association  
 2400 South Ocean Drive, Hutchinson Island, Ft Pierce, FL 34949-8018

<http://www.oceanvillage.com/index.cfm?ID=193>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	2,224 sq ft	Dec 2023	\$740,000	\$333
3206	2,128 sq ft	Dec 2023	\$785,000	\$369
3105	1,504 sq ft	Nov 2023	\$595,000	\$396
1303	1,534 sq ft	Nov 2023	\$610,000	\$398

## Market Information

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Southpointe at Ocean Village:	\$460/sq. ft.	Fort Pierce:	\$326/sq. ft.
Fort Pierce:	\$326/sq. ft.	St. Lucie:	\$298/sq. ft.

## Inventory for Sale



Southpointe at Ocean Village	1%
Fort Pierce	3%
St. Lucie	2%

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

Southpointe at Ocean Village	33 days
Fort Pierce	63 days
St. Lucie	46 days