

# Unit 13 Harbour Isle Dr W # 206 - Harbour Isle at Hutchinson Island West

13 Harbour Isle Dr W # 206 - 11 Harbour Isle W, Fort Pierce, FL, St. Lucie 34949

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | F10416157                              |
| Status:         | Active                                 |
| Size:           | 1,989 Sq ft.                           |
| Bedrooms:       | 2                                      |
| Full Bathrooms: | 2                                      |
| Half Bathrooms: | 0                                      |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View:           | Canal,Lagoon,Other View                |
| List Price:     | \$399,000                              |
| List PPSF:      | \$201                                  |
| Valuated Price: | \$377,000                              |
| Valuated PPSF:  | \$190                                  |

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:                         | 624 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 16  |
| Building inventory for sale:             | 2%  |
| Number of sales over the last 12 months: | 29  |
| Number of sales over the last 6 months:  | 10  |
| Number of sales over the last 3 months:  | 2   |

## Building Association Information

Managed By  
Elliott-Merrill Community Management  
office address 14-A Harbour Isle Drive West Fort Pierce, FL 34949  
(772) 466-5512

<http://www.harbourislewest.com/index.php>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 105    | 1,989 sq ft | Mar 2024     | \$319,000  | \$160 |
| 102    | 1,989 sq ft | Feb 2024     | \$417,000  | \$210 |
| Ph1    | 1,989 sq ft | Feb 2024     | \$485,000  | \$244 |
| 202    | 1,989 sq ft | Feb 2024     | \$400,000  | \$201 |
| 102    | 1,989 sq ft | Feb 2024     | \$315,000  | \$158 |
| 205    | 1,989 sq ft | Feb 2024     | \$430,000  | \$216 |

## Market Information

|                    |                    |
|--------------------|--------------------|
| No Image Available | No Image Available |
|--------------------|--------------------|

|   |               |              |               |
|---|---------------|--------------|---------------|
| Harbour Isle at<br>Hutchinson Island<br>West: | \$208/sq. ft. | Fort Pierce: | \$326/sq. ft. |
| Fort Pierce:                                  | \$326/sq. ft. | St. Lucie:   | \$298/sq. ft. |



**Inventory for Sale**

|  |    |
|--|----|
| Harbour Isle at Hutchinson Island West | 3% |
| Fort Pierce                            | 3% |
| St. Lucie                              | 2% |

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

|  |         |
|--|---------|
| Harbour Isle at Hutchinson Island West | 61 days |
| Fort Pierce                            | 63 days |
| St. Lucie                              | 46 days |