

# Unit 36 Harbour Isle Dr W # PH03 - Harbour Isle at Hutchinson Island West

36 Harbour Isle Dr W # PH03 - 11 Harbour Isle W, Fort Pierce, FL, St. Lucie 34949

## Unit Information

MLS Number:	F10419169
Status:	Active Under Contract
Size:	1,989 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Intracoastal View,Other View,Water View
List Price:	\$485,000
List PPSF:	\$244
Valuated Price:	\$475,000
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:	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:	1

## 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

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Harbour Isle at Hutchinson Island 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