

# GRAND BAY COMPREHENSIVE ANALYSIS



## FOR SALE PROPERTIES

Address	Unit	Furnishings	Floor Plan	Sq Ft Heated	Parking	List Price	LP/SqFt
<b>Building one</b>							
3060 Grand Bay Blvd	174	Negotiable	Cayman	2,550	1	\$1,995,000	\$782
3060 Grand Bay Blvd	195	Furnished	Biscayne	2,250	2	\$1,795,000	\$798
<b>Building two</b>							
3040 Grand Bay Blvd	213	Unfurnished	Cayman	2,550	1	\$1,550,000	\$608
3040 Grand Bay Blvd	234	Negotiable	Cayman	2,550	1	\$1,495,000	\$586
3040 Grand Bay Blvd	243	Negotiable	Cayman	2,550	1	\$1,695,000	\$665
3040 Grand Bay Blvd	283	Unfurnished	Cayman	2,550	1	\$1,895,000	\$743
<b>Building four</b>							
3010 Grand Bay Blvd	472	Furnished	Biscayne	2,250	1	\$1,725,000	\$767
3010 Grand Bay Blvd	493	Unfurnished	Cayman	2,550	2	\$1,879,000	\$737
<b>Building five</b>							
3080 Grand Bay Blvd	515	Negotiable	Bimini	1,276	2	\$659,000	\$516
<b>Building six</b>							
3060 Grand Bay Blvd	612	Furnished	Bimini	1,371	2	\$689,500	\$503
3060 Grand Bay Blvd	632	Unfurnished	Bimini	1,276	1	\$724,900	\$568

## SALE PENDING

Address	Unit	Furnishings	Floor Plan	Sq Ft Heated	Parking	List Price	LP/SqFt
<b>Building one</b>							
3060 Grand Bay Blvd	154	Furnished	Cayman	2,550	1	\$1,695,000	\$665
3060 Grand Bay Blvd	175	Unfurnished	Biscayne	2,143	1	\$1,950,000	\$910
3060 Grand Bay Blvd	182	Unfurnished	Biscayne	2,143	2	\$1,595,000	\$744
<b>Building four</b>							
3010 Grand Bay Blvd	434	Furnished	Cayman	2,550	1	\$1,595,000	\$625
3010 Grand Bay Blvd	482	Furnished	Biscayne	2,250	1	\$1,845,000	\$820

## SOLD PROPERTIES WITHIN THE LAST 12 MONTHS

Address	Unit	Furnishings	Floor Plan	Sq Ft Heated	Parking	List Price	Sold Price	SP/SqFt	Sold Date
<b>Building one</b>									
3060 Grand Bay Blvd	111	Unfurnished	Antigua	2,925	2	\$1,699,000	\$1,400,000	\$479	1/30/25
3060 Grand Bay Blvd	124	Negotiable	Cayman	2,550	1	\$1,525,000	\$1,530,000	\$600	3/18/25
3060 Grand Bay Blvd	162	Unfurnished	Biscayne	2,143	1	\$1,295,000	\$1,205,000	\$562	4/7/25
<b>Building two</b>									
3040 Grand Bay Blvd	216	Furnished	Antigua	2,925	1	\$1,850,000	\$1,750,000	\$598	10/21/25
3040 Grand Bay Blvd	294	Unfurnished	Cayman	2,550	1	\$2,000,000	\$1,925,000	\$755	1/16/26
<b>Building three</b>									
3030 Grand Bay Blvd	324	Unfurnished	Cayman	2,550	1	\$1,998,000	\$1,887,500	\$740	12/31/25
3030 Grand Bay Blvd	381	Furnished	Antigua	2,925	2	\$2,795,000	\$2,700,000	\$923	11/12/25
3030 Grand Bay Blvd	396	Negotiable	Antigua	2,925	1	\$2,250,000	\$2,000,000	\$684	2/28/25
<b>Building five</b>									
3070 Grand Bay Blvd	516	Unfurnished	Aruba	1,380	2	\$939,000	\$900,000	\$652	12/22/25
3070 Grand Bay Blvd	521	Furnished	Aruba	1,380	2	\$840,000	\$800,000	\$580	5/6/25
3070 Grand Bay Blvd	533	Unfurnished	Capri	1,413	2	\$819,000	\$800,000	\$566	6/16/25
3070 Grand Bay Blvd	544	Unfurnished	Capri	1,329	2	\$879,000	\$800,000	\$602	3/27/25
<b>Building six</b>									
3070 Grand Bay Blvd	625	Unfurnished	Bimini	1,276	1	\$765,000	\$765,000	\$600	3/13/25



View our properties on:  
[pettingellprofessionals.com](https://pettingellprofessionals.com)

Non-Solicitation Disclaimer  
If your property is currently listed, please disregard. It is not our intention to solicit properties that are already represented by another broker.

Copyright ©2025 Pettingell Professionals. All rights reserved. No part of this work may be reproduced or transmitted for commercial purposes, in any form or by any means, electronic or mechanical, including photocopying and recording, or by any information storage or retrieval system, except as expressly permitted in writing by Pettingell Professionals.

Pettingell Professionals Listings/Sales

The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. Affiliated real estate agents are independent contractor sales associates, not employees. ©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Based on information from the Multiple Listing Service for the period January 23, 2025 through January 23, 2026.

SARASOTA'S #1 REAL ESTATE TEAM FOR 15 YEARS

Address: 443 John Ringling Blvd., Suite F, Sarasota FL 34236  
office: 941.387.1840 e-mail: [professionals@pettingell.com](mailto:professionals@pettingell.com)  
website: [pettingellprofessionals.com](https://pettingellprofessionals.com)