Project report: The Cove Residences

Facts as published, each with its source. Built by Kolaboro on 23 Nov 2026 from its public data. No verdicts.

Certificate

In short

The Cove Residences is listed as off-plan in Edgewater, Miami, Florida, USA, by SBD Oak and Hazelton Capital Group. The handover date on record is 2028. A permit number is published. Transparency score: 50 of 100, rank 23 of 59 in Miami. 0 of 2 developer claims we tested are confirmed. Last checked 23 Nov 2026.

Key facts

Developer: SBD Oak and Hazelton Capital Group
source: https://www.condoblackbook.com/edgewater/cove-miami

Location: Edgewater, Miami, Florida, USA
source: https://www.condoblackbook.com/edgewater/cove-miami

Stage: off-plan
source: https://www.condoblackbook.com/edgewater/cove-miami

Handover on record: 2028
source: https://www.condoblackbook.com/edgewater/cove-miami

Permit or licence number: DBPR condominium filing PR77610
source: https://www.condoblackbook.com/edgewater/cove-miami

Price from: USD 795,000
source: https://www.condoblackbook.com/edgewater/cove-miami

Payment plan: not published

Last checked: 23 Nov 2026

Page we read: https://www.condoblackbook.com/edgewater/cove-miami

Transparency checklist

Transparency score: 50 of 100. Rank 23 of 59 in Miami

[o] Developer identified by legal name: No legal company name in the pages we read

[?] Developer found in an official company register: Not checked

[x] Permit or licence number published: Number published: DBPR condominium filing PR77610

[x] Permit confirmed by a register or independent source: Confirmed (registry)

[x] Handover date published: Published: 2028

[?] Handover date record: Not enough dated history yet

[o] Deposit protection stated: No deposit protection stated in the pages we read

[o] Address or plot location published: No precise address or plot location published

[?] Developer website health: Developer website not checked by us

[?] Official lists screened: not screened yet

[x] Price published: Price published

https://kolaboro.com/methods/transparency-score/

Changes on record

23 Nov 2026: Now tracked by Kolaboro
https://kolaboro.com/projects/the-cove-residences/

23 Nov 2026: Official register checked: Florida DBPR condominium filings
https://kolaboro.com/registers/

Sources

https://www.condoblackbook.com/edgewater/cove-miami
https://www2.myfloridalicense.com/sto/file_download/extracts/developersummary.csv

This report is not advice and says nothing good or bad about the developer. Check each fact at its source before you pay. The live page has the latest data: https://kolaboro.com/projects/the-cove-residences/

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