

# Unit 704 - Le Chateau Royal

704 - 3540 S Ocean Blvd, South Palm Beach, FL, Palm Beach 33480

## Unit Information

MLS Number: F10435848  
 Status: Active  
 Size: 1,036 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Guest Parking, Parking-Under Building  
 View: Ocean View  
 List Price: \$305,000  
 List PPSF: \$294  
 Valuated Price: \$375,000  
 Valuated PPSF: \$362

*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: 136  
 Number of active listings for rent: 0  
 Number of active listings for sale: 11  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

## Building Association Information

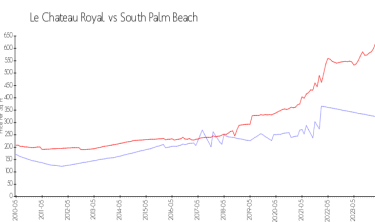
Le Chateau Royal Condo Association  
 Address: 3540 S Ocean Blvd,  
 Palm Beach, FL 33480  
 Phone: +1 561-585-3940

<http://www.lechateauroyal.net/>

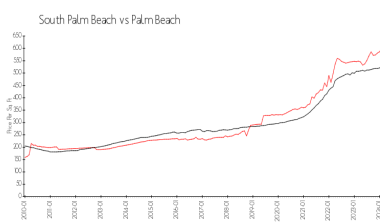
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
212	983 sq ft	Mar 2024	\$295,000	\$300
110	802 sq ft	Oct 2023	\$315,000	\$393
505	802 sq ft	Aug 2023	\$342,000	\$426
507	1,036 sq ft	Jul 2023	\$465,000	\$449

## Market Information



Le Chateau Royal: \$322/sq. ft.  
 South Palm Beach: \$611/sq. ft.



South Palm Beach: \$611/sq. ft.  
 Palm Beach: \$475/sq. ft.

## Inventory for Sale

Le Chateau Royal 8%  
 South Palm Beach 6%



Palm Beach

3%

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

Le Chateau Royal

82 days

South Palm Beach

75 days

Palm Beach

56 days