

Unit 1703 - Braemar Isle

1703 - 4740 S Ocean Blvd, Highland Beach, FL, Palm Beach 33487

Unit Information

| | |
|-----------------|------------------------------------|
| MLS Number: | RX-10862087 |
| Status: | Active |
| Size: | 2,176 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 2+ Spaces, Assigned, Deeded, Guest |
| View: | City, Intracoastal, Marina, Ocean |
| List Price: | \$1,729,000 |
| List PPSF: | \$795 |
| Valuated Price: | \$1,398,000 |
| Valuated PPSF: | \$748 |

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

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|--|-----|
| Number of units: | 235 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 12 |
| Building inventory for sale: | 5% |
| Number of sales over the last 12 months: | 11 |
| Number of sales over the last 6 months: | 5 |
| Number of sales over the last 3 months: | 2 |

Building Association Information

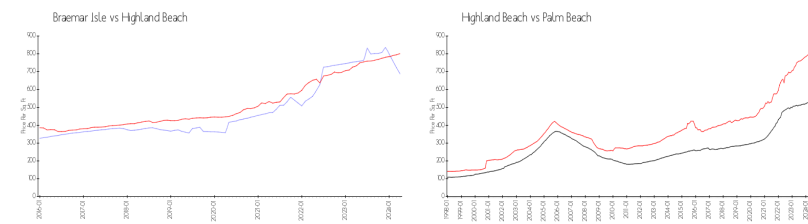
Braemar Isle Condominium Association
 Address: 4740 S Ocean Blvd,
 Highland Beach, FL 33487
 Phone: +1 561-395-2339

<https://www.braemarisle.com/home/>

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| 806 | 2,665 sq ft | Apr 2024 | \$1,650,000 | \$619 |
| 1007 | 1,800 sq ft | Apr 2024 | \$1,350,000 | \$750 |
| 1210 | 2,665 sq ft | Jan 2024 | \$1,905,000 | \$715 |
| 1011 | 2,070 sq ft | Dec 2023 | \$1,840,000 | \$889 |
| 902 | 1,800 sq ft | Nov 2023 | \$1,218,000 | \$677 |

Market Information



| | | | |
|-----------------|---------------|-----------------|---------------|
| Braemar Isle: | \$688/sq. ft. | Highland Beach: | \$801/sq. ft. |
| Highland Beach: | \$801/sq. ft. | Palm Beach: | \$475/sq. ft. |

Inventory for Sale

| | |
|----------------|----|
| Braemar Isle | 5% |
| Highland Beach | 3% |



Palm Beach

3%

Avg. Time to Close Over Last 12 Months

| | |
|----------------|----------|
| Braemar Isle | 163 days |
| Highland Beach | 70 days |
| Palm Beach | 56 days |