Unit 1610 - Braemar Isle

1610 - 4740 S Ocean Blvd, Highland Beach, FL, Palm Beach 33487

Unit Information

MLS Number:	RX-10899388
Status:	Active
Size:	2,665 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Assigned,Garage - Attached
View:	City,Intracoastal,Marina,Ocean
List Price:	$1,749,900
List PPSF:	$657
Valuated Price:	$1,386,000
Valuated PPSF:	$670

Built in 1982 - 235 units - 7 floors

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

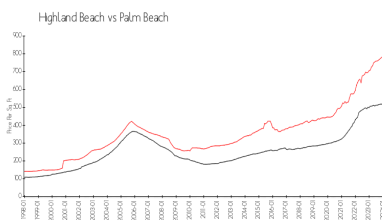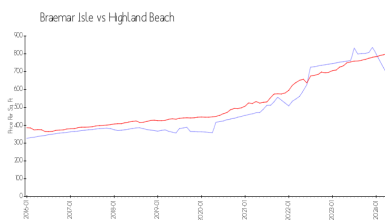|	
Number of units:	235
Number of active listings for rent:	0
Number of active listings for sale:	12
Building inventory for sale:	5%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

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