

Unit 1803 - Toscana South

1803 - 3740 S Ocean Blvd, Highland Beach, FL, Palm Beach 33487

Unit Information

MLS Number:	RX-10904724
Status:	Active
Size:	6,231 Sq ft.
Bedrooms:	3
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2+ Spaces, Assigned, Covered, Deeded, Garage - Building, Under Building
View:	City, Intracoastal, Ocean, Preserve
List Price:	\$3,999,000
List PPSF:	\$642
Valuated Price:	\$4,714,000
Valuated PPSF:	\$868



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:	159
Number of active listings for rent:	0
Number of active listings for sale:	2
Building inventory for sale:	1%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

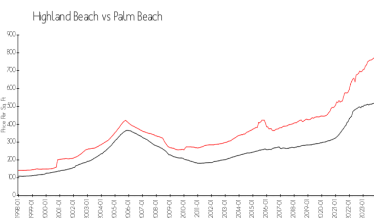
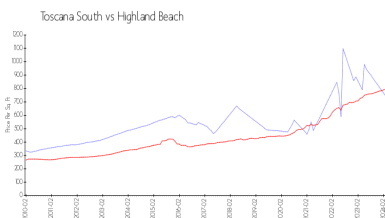
Building Association Information

Toscana South Condominium Association
Address: 3740 S Ocean Blvd,
Highland Beach, FL 33487
Phone: +1 561-819-0919

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1108	3,142 sq ft	Apr 2024	\$3,100,000	\$987
1808	3,142 sq ft	Aug 2023	\$4,000,000	\$1,273
802	2,831 sq ft	Jul 2023	\$2,515,000	\$888
909	2,921 sq ft	Jun 2023	\$2,400,000	\$822
703	2,988 sq ft	Jun 2023	\$2,200,000	\$736

Market Information



Toscana South:	\$724/sq. ft.	Highland Beach:	\$801/sq. ft.
Highland Beach:	\$801/sq. ft.	Palm Beach:	\$475/sq. ft.

Inventory for Sale

Toscana South	1%
Highland Beach	3%
Palm Beach	3%

Avg. Time to Close Over Last 12 Months

Toscana South	129 days
Highland Beach	70 days
Palm Beach	56 days