

# Unit PENTHOUSE 1 - Toscana West

PENTHOUSE 1 - 3720 S Ocean Blvd, Highland Beach, FL, Palm Beach 33487

## Unit Information

MLS Number: RX-10912738  
 Status: Active  
 Size: 5,470 Sq ft.  
 Bedrooms: 4  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 2+ Spaces, Assigned, Garage - Building, Under Building  
 View: Canal, City, Intracoastal, Ocean, Pool  
 List Price: \$4,750,000  
 List PPSF: \$868  
 Valuated Price: \$4,187,000  
 Valuated PPSF: \$897



*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: 118  
 Number of active listings for rent: 0  
 Number of active listings for sale: 8  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 3

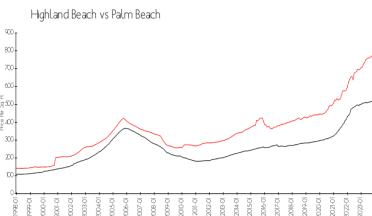
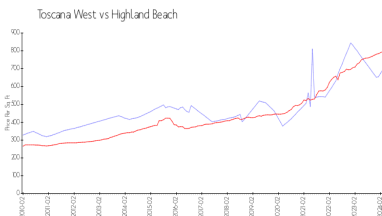
## Building Association Information

Toscana West Condominium Assoc  
 3720 S Ocean Blvd  
 Highland Beach, FL 33487  
 Phone number (561) 274-9780

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1610	2,736 sq ft	May 2024	\$2,550,000	\$932
805	2,938 sq ft	Apr 2024	\$1,775,000	\$604
1201	2,736 sq ft	Feb 2024	\$2,300,000	\$841
1406/1407	5,407 sq ft	Dec 2023	\$3,430,000	\$634
304	2,938 sq ft	Sep 2023	\$1,460,000	\$497

## Market Information



Toscana West: \$711/sq. ft.  
 Highland Beach: \$801/sq. ft.  
 Highland Beach: \$801/sq. ft.  
 Palm Beach: \$475/sq. ft.

## Inventory for Sale

Toscana West: 7%  
 Highland Beach: 3%  
 Palm Beach: 3%

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

Toscana West	27 days
Highland Beach	70 days
Palm Beach	56 days