

# Unit 1204 - Toscana West

1204 - 3720 S Ocean Blvd, Highland Beach, FL, Palm Beach 33487

## Unit Information

MLS Number:	RX-10924611
Status:	Active
Size:	2,547 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2+ Spaces, Deeded, Garage - Building
View:	Intracoastal, Ocean, Pool, Preserve, Tennis
List Price:	\$2,000,000
List PPSF:	\$785
Valuated Price:	\$1,662,000
Valuated PPSF:	\$653

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:	7
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

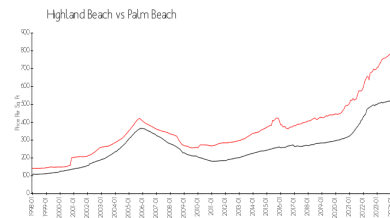
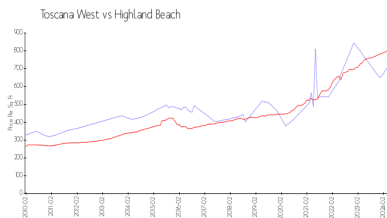
## Building Association Information

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