

# Unit 409 - La Bonne Vie

409 - 3475 S Ocean Blvd, Palm Beach, FL, Palm Beach 33480

## Unit Information

|                 |                                       |
|-----------------|---------------------------------------|
| MLS Number:     | RX-10959720                           |
| Status:         | Active                                |
| Size:           | 2,002 Sq ft.                          |
| Bedrooms:       | 3                                     |
| Full Bathrooms: | 2                                     |
| Half Bathrooms: | 1                                     |
| Parking Spaces: | Assigned, Carport - Attached, Covered |
| View:           | Intracoastal, Ocean, Pool             |
| List Price:     | \$1,350,000                           |
| List PPSF:      | \$674                                 |
| Valuated Price: | \$820,000                             |
| Valuated PPSF:  | \$410                                 |

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:                         | 112 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 3   |
| Building inventory for sale:             | 2%  |
| Number of sales over the last 12 months: | 4   |
| Number of sales over the last 6 months:  | 1   |
| Number of sales over the last 3 months:  | 0   |

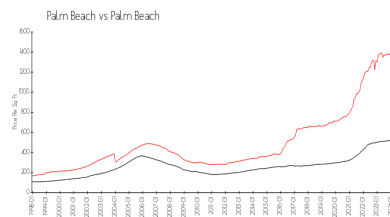
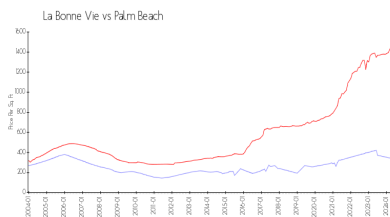
## Building Association Information

La Bonne Vie Condominium Apartments Inc,  
 3475 South Ocean Boulevard  
 Palm Beach, FL 33480  
 Phone: (561) 582-9017

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF  |
|--------|-------------|--------------|-------------|-------|
| 712    | 891 sq ft   | Dec 2023     | \$385,000   | \$432 |
| 512    | 891 sq ft   | Nov 2023     | \$385,000   | \$432 |
| 709    | 2,002 sq ft | Sep 2023     | \$1,100,000 | \$549 |
| 305    | 1,395 sq ft | Jul 2023     | \$495,000   | \$355 |

## Market Information



|               |                |             |                |
|---------------|----------------|-------------|----------------|
| La Bonne Vie: | \$342/sq. ft.  | Palm Beach: | \$1459/sq. ft. |
| Palm Beach:   | \$1459/sq. ft. | Palm Beach: | \$475/sq. ft.  |

## Inventory for Sale

|              |    |
|--------------|----|
| La Bonne Vie | 3% |
| Palm Beach   | 4% |
| Palm Beach   | 3% |

## Avg. Time to Close Over Last 12 Months



La Bonne Vie  
Palm Beach  
Palm Beach

74 days  
81 days  
56 days