

# Unit 447 CORTE MADERA LN UNIT 2 - City Side

447 CORTE MADERA LN UNIT 2 - 410-690 Amador Ln, West Palm Beach, FL, Palm Beach 33401

## Unit Information

MLS Number: RX-10974711  
 Status: Active  
 Size: 1,581 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: Garage - Attached  
 View: Lake  
 List Price: \$375,000  
 List PPSF: \$237  
 Valuated Price: \$317,000  
 Valuated PPSF: \$219

*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: 375  
 Number of active listings for rent: 11  
 Number of active listings for sale: 16  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 15  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 2

## Building Association Information

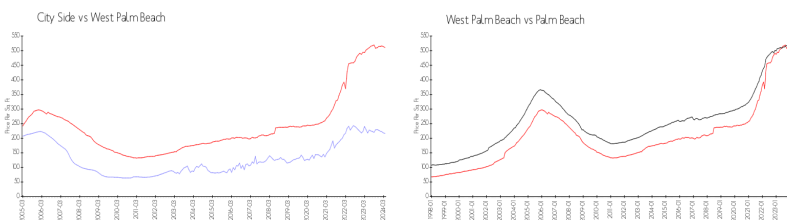
City Side Association  
 Manager Phone: 561.697.8997  
 Fax: 561.697.8987  
 E-mail: pm@citysideonline.com

<http://citysideonline.com/index.php>

## Recent Sales

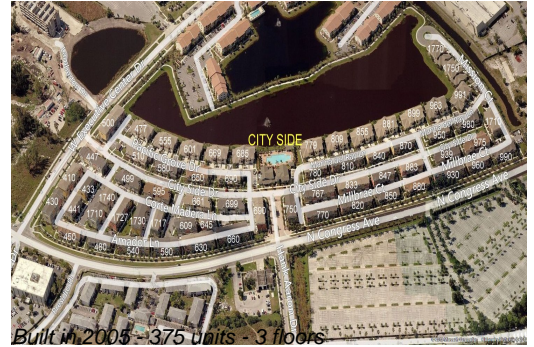
Unit #	Size	Closing Date	Sale Price	PPSF
2	2,294 sq ft	Mar 2024	\$370,000	\$161
1	1,792 sq ft	Feb 2024	\$466,500	\$260
4	1,425 sq ft	Nov 2023	\$336,000	\$236
6	1,357 sq ft	Nov 2023	\$315,000	\$232
2	1,671 sq ft	Nov 2023	\$370,000	\$221

## Market Information



City Side: \$216/sq. ft.      West Palm Beach: \$511/sq. ft.  
 West Palm Beach: \$511/sq. ft.      Palm Beach: \$475/sq. ft.

## Inventory for Sale



City Side	4%
West Palm Beach	4%
Palm Beach	3%

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

City Side	47 days
West Palm Beach	52 days
Palm Beach	56 days