

# Unit 4301 N Ocean Blvd # 1602 - Sea Ranch Club of Boca I

4301 N Ocean Blvd # 1602 - 4001 N Ocean Blvd, Boca Raton, FL, Palm Beach 33431

## Unit Information

MLS Number: RX-10977443  
 Status: Active  
 Size: 2,145 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Garage - Building, Guest, Open, Under Building  
 View: City, Intracoastal, Marina, Ocean  
 List Price: \$1,350,000  
 List PPSF: \$629  
 Valuated Price: \$892,000  
 Valuated PPSF: \$468

*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: 247  
 Number of active listings for rent: 0  
 Number of active listings for sale: 11  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 18  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 7

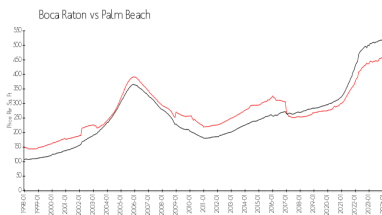
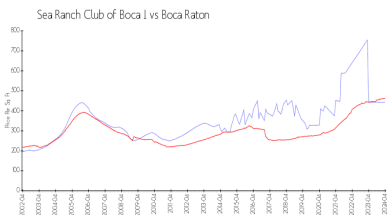
## Building Association Information

SEA RANCH CLUB OF BOCA  
 CONDOMINIUM ASSOCIATION, INC.  
 LANG MANAGEMENT COMPANY INC  
 PHONE 561-750-8800  
 FAX 561-750-4528

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF  |
|--------|-------------|--------------|-------------|-------|
| 1108   | 3,454 sq ft | Apr 2024     | \$2,075,000 | \$601 |
| 1403   | 1,915 sq ft | Apr 2024     | \$1,135,000 | \$593 |
| 703    | 2,154 sq ft | Mar 2024     | \$900,000   | \$418 |
| 1007   | 2,145 sq ft | Mar 2024     | \$1,410,000 | \$657 |
| A-1401 | 3,454 sq ft | Mar 2024     | \$1,825,000 | \$528 |

## Market Information



|                           |               |             |               |
|---------------------------|---------------|-------------|---------------|
| Sea Ranch Club of Boca I: | \$443/sq. ft. | Boca Raton: | \$463/sq. ft. |
| Boca Raton:               | \$463/sq. ft. | Palm Beach: | \$475/sq. ft. |

## Inventory for Sale



|                          |    |
|--------------------------|----|
| Sea Ranch Club of Boca I | 4% |
| Boca Raton               | 3% |
| Palm Beach               | 3% |

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

|                          |         |
|--------------------------|---------|
| Sea Ranch Club of Boca I | n/a     |
| Boca Raton               | 57 days |
| Palm Beach               | 56 days |