

# Unit 632 Brackenwood Cv - Golf Villas

632 Brackenwood Cv - 100-170 Brackenwood Rd, Palm Beach Gardens, FL, Palm Beach 33418

## Unit Information

MLS Number: RX-10978147  
 Status: Active  
 Size: 1,366 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 2+ Spaces  
 View: Lagoon  
 List Price: \$439,000  
 List PPSF: \$321  
 Valuated Price: \$440,000  
 Valuated PPSF: \$322

*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: 340  
 Number of active listings for rent: 0  
 Number of active listings for sale: 6  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 12  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 4

## Building Association Information

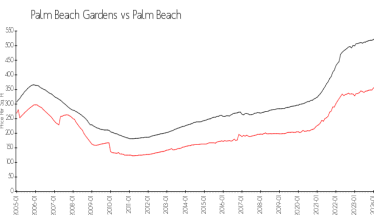
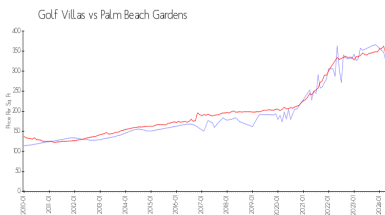
Golf Villas community management  
 SEACREST SERVICES, INC.  
 2400 Centrepark W. Drive, Ste. 175  
 West Palm Beach, FL 33409  
 561-697-4990  
 lbrennan@seacrestservices.com

<http://golfvillasatpganational.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,600 sq ft	Apr 2024	\$475,000	\$297
	1,366 sq ft	Apr 2024	\$500,000	\$366
	1,366 sq ft	Mar 2024	\$449,000	\$329
	1,600 sq ft	Mar 2024	\$500,000	\$313
	1,600 sq ft	Nov 2023	\$520,000	\$325
	1,180 sq ft	Nov 2023	\$415,000	\$352

## Market Information



Golf Villas:	\$324/sq. ft.	Palm Beach Gardens:	\$342/sq. ft.
Palm Beach Gardens:	\$342/sq. ft.	Palm Beach:	\$475/sq. ft.



### **Inventory for Sale**

Golf Villas	2%
Palm Beach Gardens	2%
Palm Beach	3%

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

Golf Villas	64 days
Palm Beach Gardens	47 days
Palm Beach	56 days