

# Unit 2554 Coco Plum Blvd # 601 - Bridge Pointe at Broken Sound

2554 Coco Plum Blvd # 601 - 2506 Coco Plum Blvd, Boca Raton, FL, Palm Beach 33496

## Unit Information

MLS Number:	A11485169
Status:	Active
Size:	1,957 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$630,000
List PPSF:	\$322
Valuated Price:	\$599,000
Valuated PPSF:	\$306

*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:	56
Number of active listings for rent:	0
Number of active listings for sale:	1
Building inventory for sale:	1%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

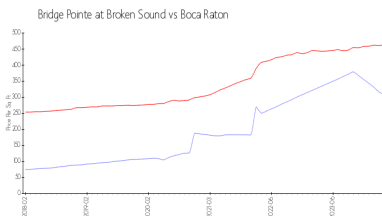
## Building Association Information

Broken Sound Master Association  
Address: 2701 NW 64th Blvd,  
Boca Raton, FL 33496  
Phone: +1 561-998-5813

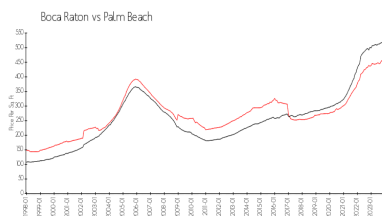
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1402	2,778 sq ft	Mar 2024	\$639,999	\$230
203	2,413 sq ft	Mar 2024	\$465,000	\$193
1002	2,778 sq ft	Oct 2023	\$918,000	\$330
704	2,322 sq ft	Aug 2023	\$825,000	\$355

## Market Information



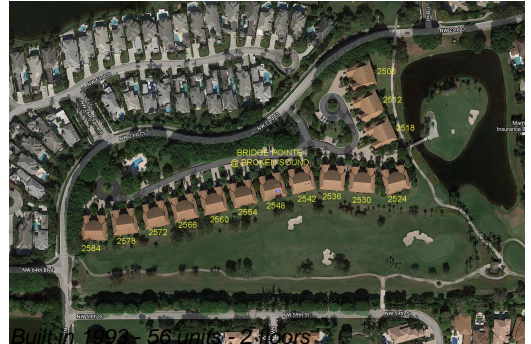
Bridge Pointe at Broken Sound: \$308/sq. ft.  
Boca Raton: \$463/sq. ft.



Boca Raton: \$463/sq. ft.  
Palm Beach: \$475/sq. ft.

## Inventory for Sale

Bridge Pointe at Broken Sound	2%
Boca Raton	3%



Palm Beach	3%
------------	----

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

Bridge Pointe at Broken Sound	48 days
Boca Raton	57 days
Palm Beach	56 days