

# Unit 3500 Briar Bay Blvd # 106 - Cove at Briar Bay

3500 Briar Bay Blvd # 106 - 3710-3810 N Jog Rd, West Palm Beach, FL, Palm Beach 33417

## Unit Information

MLS Number: A11612944  
Status: Active  
Size: 1,092 Sq ft.  
Bedrooms: 3  
Full Bathrooms: 2  
Half Bathrooms:  
Parking Spaces: 1 Space, Assigned Parking  
View:  
List Price: \$305,000  
List PPSF: \$279  
Valuated Price: \$261,000  
Valuated PPSF: \$218

*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: 288  
Number of active listings for rent: 0  
Number of active listings for sale: 5  
Building inventory for sale: 1%  
Number of sales over the last 12 months: 11  
Number of sales over the last 6 months: 3  
Number of sales over the last 3 months: 2

## Building Association Information

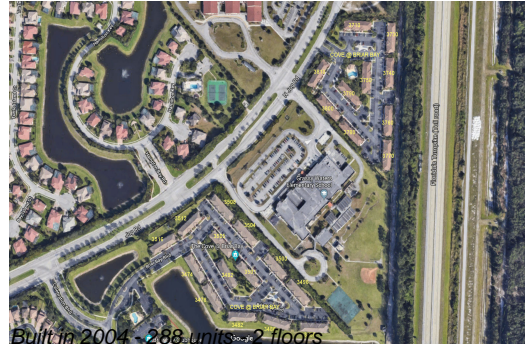
The Cove @ Briar Bay  
Address: 3599 Briar Bay Blvd #3401,  
West Palm Beach, FL 33411  
King's Management Services, Inc.  
561.627.0480 Office  
561.627.1247 Fax  
Mailing Address:  
PO Box 32248  
Palm Beach Gardens, FL 33420  
King's Management Email: mail@kingsmanagement.com

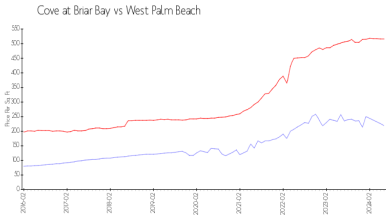
<https://briarbay.org/>

## Recent Sales

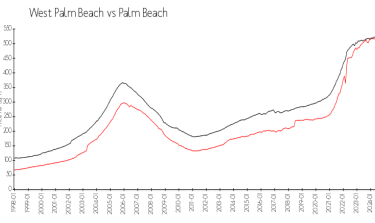
Unit #	Size	Closing Date	Sale Price	PPSF
102	920 sq ft	Jul 2024	\$202,000	\$220
103	920 sq ft	Jul 2024	\$230,000	\$250
102	920 sq ft	Feb 2024	\$217,000	\$236
101	1,196 sq ft	Jan 2024	\$298,000	\$249
101	1,196 sq ft	Dec 2023	\$255,000	\$213

## Market Information





Cove at Briar Bay: \$219/sq. ft.  
 West Palm Beach: \$516/sq. ft.



West Palm Beach: \$516/sq. ft.  
 Palm Beach: \$474/sq. ft.

### Inventory for Sale

Cove at Briar Bay	2%
West Palm Beach	3%
Palm Beach	3%

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

Cove at Briar Bay	55 days
West Palm Beach	54 days
Palm Beach	58 days