

Unit 22759 Mandeville PI # B - Montego Bay at Boca Pointe

22759 Mandeville PI # B - 6650-6776 Montego Bay Blvd, Boca Raton, FL, Palm Beach 33433

Unit Information

MLS Number: A11620233
 Status: Active
 Size: 2,186 Sq ft.
 Bedrooms: 4
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Additional Spaces Available, Guest Parking
 View:
 List Price: \$685,000
 List PPSF: \$313
 Valuated Price: \$617,000
 Valuated PPSF: \$282

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: 182
 Number of active listings for rent: 0
 Number of active listings for sale: 2
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 11
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 2

Building Association Information

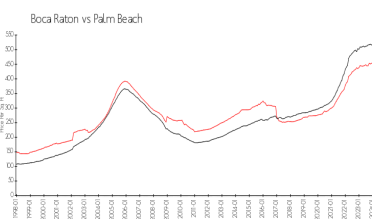
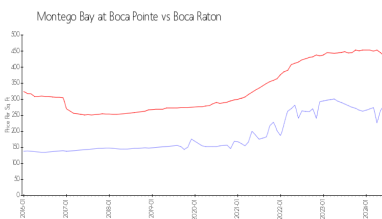
Boca Pointe Community Association
 Address: 6909 SW 18th St A120,
 Boca Raton, FL 33433
 Phone: +1 561-395-7551

https://www.bocapointe.com/index_normal.html

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| E | 1,841 sq ft | May 2024 | \$515,000 | \$280 |
| D | 2,142 sq ft | May 2024 | \$535,000 | \$250 |
| D | 2,554 sq ft | Apr 2024 | \$455,000 | \$178 |
| F | 2,510 sq ft | Apr 2024 | \$540,000 | \$215 |
| A | 1,334 sq ft | Mar 2024 | \$355,000 | \$266 |
| D | 2,186 sq ft | Mar 2024 | \$570,000 | \$261 |

Market Information



Montego Bay at Boca Pointe: \$281/sq. ft.
 Boca Raton: \$435/sq. ft.
 Boca Raton: \$435/sq. ft.
 Palm Beach: \$474/sq. ft.

Inventory for Sale

| | |
|----------------------------|----|
| Montego Bay at Boca Pointe | 1% |
| Boca Raton | 3% |
| Palm Beach | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|----------------------------|---------|
| Montego Bay at Boca Pointe | 82 days |
| Boca Raton | 59 days |
| Palm Beach | 58 days |