

# Unit 4216 Napoli Lake Dr - Arbor Parc

4216 Napoli Lake Dr - 5002-5087 Genove Pl, Riviera Beach, FL, Palm Beach 33410



## Unit Information

MLS Number: F10459812  
 Status: Active  
 Size: 1,311 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 0  
 Parking Spaces: 2 Or More Spaces, Guest Parking, Open Space Parking  
 View: Garden View  
 List Price: \$389,000  
 List PPSF: \$297  
 Valuated Price: \$340,000  
 Valuated PPSF: \$259

*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: 446  
 Number of active listings for rent: 0  
 Number of active listings for sale: 4  
 Building inventory for sale: 0%  
 Number of sales over the last 12 months: 18  
 Number of sales over the last 6 months: 10  
 Number of sales over the last 3 months: 6

## Building Association Information

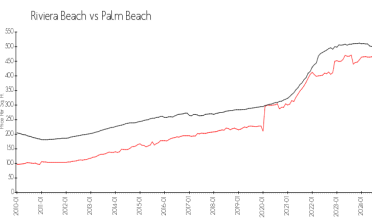
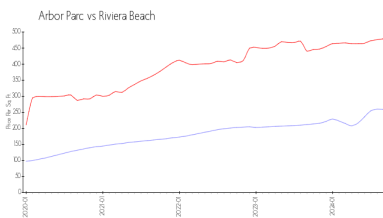
Arbor Parc  
 Address: 4054 Woods Edge Cir,  
 Riviera Beach, FL 33410  
 Phone: +1 561-964-1550

<http://arborparc-mediterranea.com/>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
|        | 2,124 sq ft | Dec 2024     | \$420,000  | \$198 |
|        | 2,226 sq ft | Nov 2024     | \$450,000  | \$202 |
|        | 2,124 sq ft | Nov 2024     | \$415,000  | \$195 |
|        | 1,296 sq ft | Oct 2024     | \$264,900  | \$204 |
|        | 1,457 sq ft | Oct 2024     | \$268,000  | \$184 |

## Market Information



Arbor Parc: \$259/sq. ft.  
 Riviera Beach: \$479/sq. ft.

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 Palm Beach: \$466/sq. ft.

## Inventory for Sale

Arbor Parc: 1%  
 Riviera Beach: 4%  
 Palm Beach: 4%

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

|               |         |
|---------------|---------|
| Arbor Parc    | 60 days |
| Riviera Beach | 71 days |
| Palm Beach    | 60 days |