

# Unit 1-1106 - Cote d'Azur

1-1106 - 4200 N Ocean dr, Singer Island, FL, Palm Beach 33404

## Unit Information

MLS Number:	F10535913
Status:	Active
Size:	1,210 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	
List Price:	\$725,000
List PPSF:	\$599
Valuated Price:	\$497,000
Valuated PPSF:	\$411

*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:	204
Number of active listings for rent:	9
Number of active listings for sale:	17
Building inventory for sale:	8%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

## Building Association Information

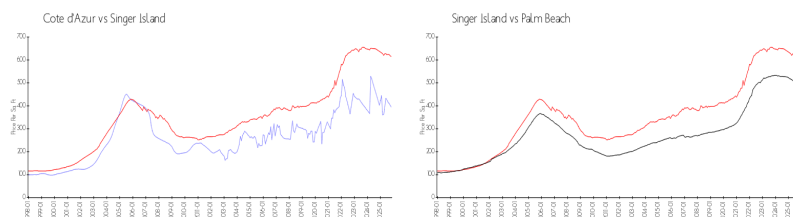
Cote d'Azur Condominiu Association Inc  
4200 N. Ocean Drive, Singer Island, Florida 33404  
(561) 844-6259  
agingrich@cotecondo.com

[https://www.cotecondo.com/outside\\_home.asp](https://www.cotecondo.com/outside_home.asp)

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1-401	1,432 sq ft	Dec 2025	\$650,000	\$454
2-1005	1,432 sq ft	Aug 2025	\$475,000	\$332
2-303	1,210 sq ft	Jun 2025	\$390,000	\$322
2-1502	1,432 sq ft	Apr 2025	\$600,000	\$419
1, 1101	1,500 sq ft	Apr 2025	\$635,000	\$423
2-303	1,210 sq ft	Apr 2025	\$290,000	\$240

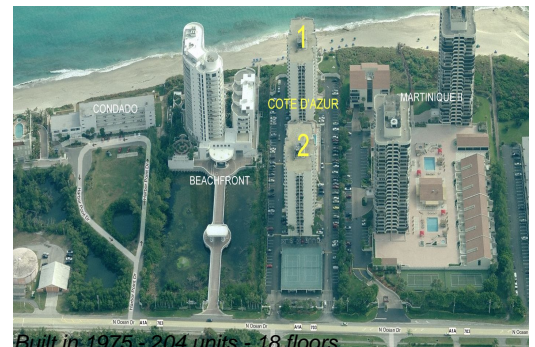
## Market Information



Cote d'Azur:	\$394/sq. ft.	Singer Island:	\$614/sq. ft.
Singer Island:	\$614/sq. ft.	Palm Beach:	\$452/sq. ft.

## Inventory for Sale

Cote d'Azur	8%
Singer Island	4%
Palm Beach	3%



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

Cote d'Azur	107 days
Singer Island	111 days
Palm Beach	77 days