

# Unit 2491 NW 59th St # 1003 - Clubside Pointe at Broken Sound

2491 NW 59th St # 1003 - 2401 NW 59 St, Boca Raton, FL, Palm Beach 33496

## Unit Information

MLS Number:	R10638072
Status:	Active
Size:	2,850 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Driveway, Guest Parking
View:	Garden View, Golf View, Lake
List Price:	\$399,900
List PPSF:	\$140
Valuated Price:	\$344,000
Valuated PPSF:	\$135

*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:	60
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:	5
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	4

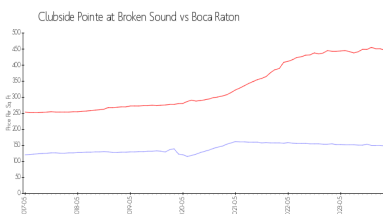
## Building Association Information

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

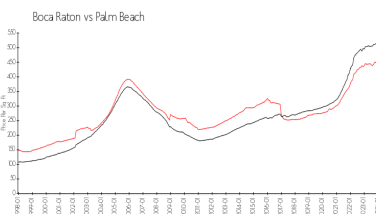
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
703	2,904 sq ft	Apr 2024	\$810,000	\$279
801	2,322 sq ft	Apr 2024	\$665,000	\$286
804	2,322 sq ft	Apr 2024	\$610,000	\$263
1302	2,904 sq ft	Apr 2024	\$1,075,000	\$370
1302	2,539 sq ft	May 2023	\$450,000	\$177

## Market Information



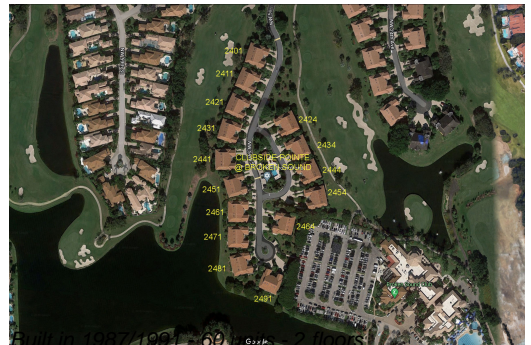
Clubside Pointe at Broken Sound: \$135/sq. ft.  
Boca Raton: \$446/sq. ft.



Boca Raton: \$446/sq. ft.  
Palm Beach: \$454/sq. ft.

## Inventory for Sale

Clubside Pointe at Broken Sound	2%
Boca Raton	3%



Palm Beach

3%

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

Clubside Pointe at Broken Sound

98 days

Boca Raton

57 days

Palm Beach

56 days