

Unit 4 BLK 11 - Royal Poinciana

4 BLK 11 - 15-110 Via Floresta Dr, Boca Raton, FL, Palm Beach 33487

Unit Information

MLS Number:	RX-10859802
Status:	Active Under Contract
Size:	3,068 Sq ft.
Bedrooms:	4
Full Bathrooms:	3
Half Bathrooms:	0
Parking Spaces:	Driveway, Garage - Attached
View:	Garden
List Price:	\$839,900
List PPSF:	\$274
Valuated Price:	\$815,000
Valuated PPSF:	\$338

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:	90
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	3%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

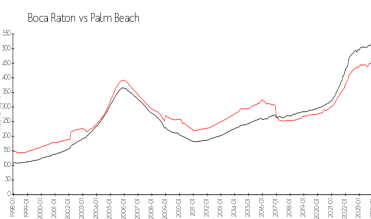
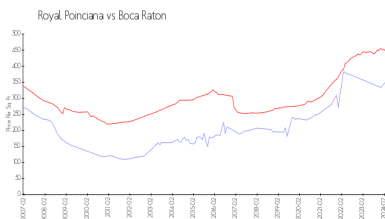
Building Association Information

The Royal Poinciana Property Owners Association, Inc.
2701 Nw Boca Raton Blvd Ste 202 Boca Raton

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	3,068 sq ft	Apr 2024	\$890,000	\$290
	2,970 sq ft	Dec 2023	\$825,000	\$278
	2,562 sq ft	Dec 2023	\$605,000	\$236
	2,970 sq ft	Sep 2023	\$850,000	\$286
	2,562 sq ft	Jul 2023	\$600,000	\$234

Market Information



Royal Poinciana:	\$338/sq. ft.	Boca Raton:	\$446/sq. ft.
Boca Raton:	\$446/sq. ft.	Palm Beach:	\$453/sq. ft.

Inventory for Sale

Royal Poinciana	3%
Boca Raton	3%
Palm Beach	3%

Avg. Time to Close Over Last 12 Months



Royal Poinciana
Boca Raton
Palm Beach

48 days
56 days
55 days