

# Unit 4412 Tuscany Way - Tuscany on the Intracoastal

4412 Tuscany Way - 1103-4417 Tuscany Wy, Boynton Beach, FL, Palm Beach 33435

## Unit Information

MLS Number:	RX-10863105
Status:	Active
Size:	1,222 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned,Covered
View:	Intracoastal
List Price:	\$395,000
List PPSF:	\$323
Valuated Price:	\$347,000
Valuated PPSF:	\$310

*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:	286
Number of active listings for rent:	0
Number of active listings for sale:	13
Building inventory for sale:	4%
Number of sales over the last 12 months:	19
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	4

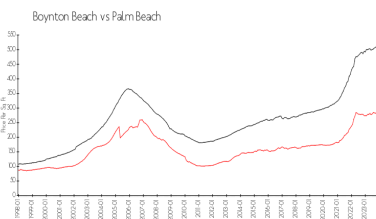
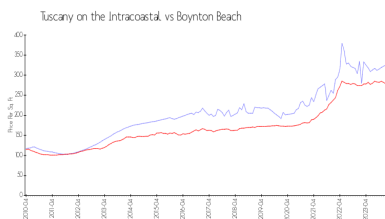
## Building Association Information

Tuscany On the Intracoastal  
3104 Tuscany Way,  
Boynton Beach, FL 33435  
Phone (561) 369-3433

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,225 sq ft	Mar 2024	\$310,000	\$253
	1,225 sq ft	Feb 2024	\$270,000	\$220
	817 sq ft	Jan 2024	\$255,000	\$312
	1,500 sq ft	Dec 2023	\$472,540	\$315
3213	1,225 sq ft	Nov 2023	\$355,000	\$290
	1,121 sq ft	Nov 2023	\$425,000	\$379

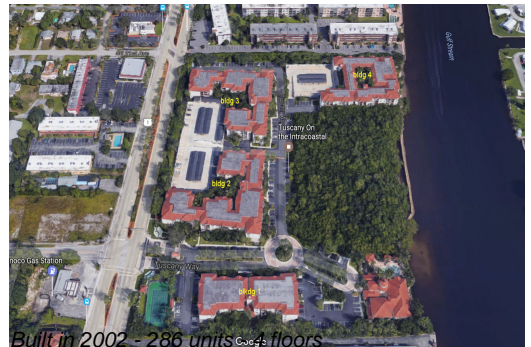
## Market Information



Tuscany on the Intracoastal:	\$310/sq. ft.	Boynton Beach:	\$277/sq. ft.
Boynton Beach:	\$277/sq. ft.	Palm Beach:	\$477/sq. ft.

## Inventory for Sale

Tuscany on the Intracoastal	5%
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Boynton Beach	2%
Palm Beach	3%

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

Tuscany on the Intracoastal	37 days
Boynton Beach	46 days
Palm Beach	55 days