

# Unit 1610 - Braemar Isle

1610 - 4740 S Ocean Blvd, Highland Beach, FL, Palm Beach 33487

## Unit Information

MLS Number:	RX-10899388
Status:	Active
Size:	2,665 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Assigned,Garage - Attached
View:	City,Intracoastal,Marina,Ocean
List Price:	\$1,749,900
List PPSF:	\$657
Valuated Price:	\$1,386,000
Valuated PPSF:	\$670



*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:	235
Number of active listings for rent:	0
Number of active listings for sale:	12
Building inventory for sale:	5%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

## Building Association Information

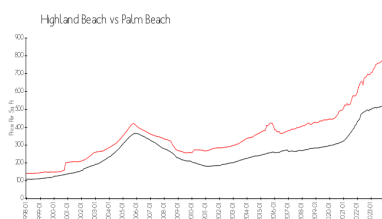
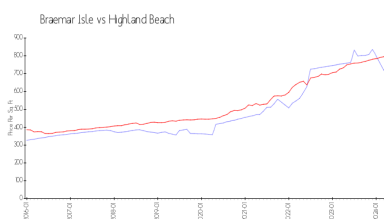
Braemar Isle Condominium Association  
Address: 4740 S Ocean Blvd,  
Highland Beach, FL 33487  
Phone: +1 561-395-2339

<https://www.braemarisle.com/home/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
806	2,665 sq ft	Apr 2024	\$1,650,000	\$619
1007	1,800 sq ft	Apr 2024	\$1,350,000	\$750
1210	2,665 sq ft	Jan 2024	\$1,905,000	\$715
1011	2,070 sq ft	Dec 2023	\$1,840,000	\$889
902	1,800 sq ft	Nov 2023	\$1,218,000	\$677

## Market Information



Braemar Isle: \$688/sq. ft.  
Highland Beach: \$801/sq. ft.

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Palm Beach: \$475/sq. ft.

## Inventory for Sale

Braemar Isle	5%
Highland Beach	3%

Palm Beach	3%
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**Avg. Time to Close Over Last 12 Months**

Braemar Isle	163 days
Highland Beach	70 days
Palm Beach	56 days