

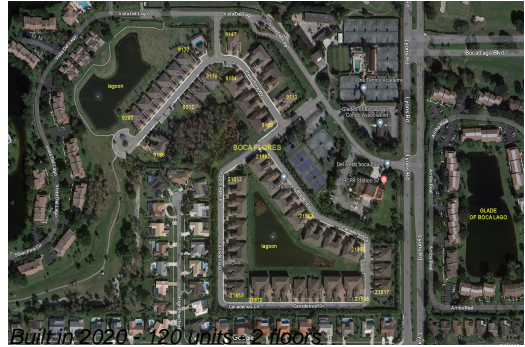
Unit 21858 Canadensis Cir # 101 - Boca Flores

21858 Canadensis Cir # 101 - 21812-21998 Canadensis Cir, Boca Raton, FL, Palm Beach 33428

Unit Information

MLS Number: RX-10937837
 Status: Active
 Size: 2,148 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 2+ Spaces,Covered,Driveway,Garage - Attached,Guest
 View: Garden,Lake
 List Price: \$700,000
 List PPSF: \$326
 Valuated Price: \$588,000
 Valuated PPSF: \$378

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: 120
 Number of active listings for rent: 0
 Number of active listings for sale: 2
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 4
 Number of sales over the last 6 months: 0
 Number of sales over the last 3 months: 0

Building Association Information

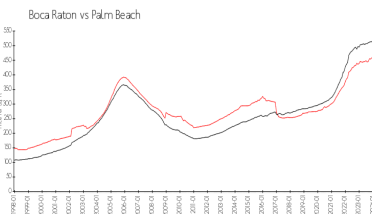
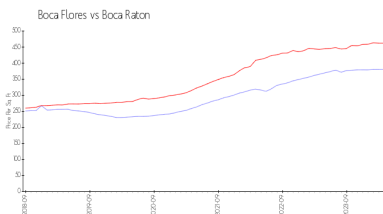
Boca Flores
 Condominium Association, Inc.
 9167 Passiflora Way
 Boca Raton, FL 33428
 c/o Castle Management, LLC
 12270 SW 3rd St Suite #200
 Plantation, FL 33325
 Phone: 1-800-337-5850
 Fax: (954) 792-6928

<https://www.bocaflorescondo.com/Page/28>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
101	2,534 sq ft	Sep 2023	\$720,000	\$284
101	1,916 sq ft	Aug 2023	\$710,000	\$371
201	3,315 sq ft	Jul 2023	\$785,000	\$237
102	1,916 sq ft	Jul 2023	\$739,900	\$386

Market Information



Boca Flores:	\$380/sq. ft.	Boca Raton:	\$462/sq. ft.
Boca Raton:	\$462/sq. ft.	Palm Beach:	\$468/sq. ft.

Inventory for Sale

Boca Flores	2%
Boca Raton	3%
Palm Beach	3%

Avg. Time to Close Over Last 12 Months

Boca Flores	12 days
Boca Raton	57 days
Palm Beach	56 days