

# Unit 1406/1407 - Toscana West

1406/1407 - 3720 S Ocean Blvd, Highland Beach, FL, Palm Beach 33487

## Unit Information

MLS Number:	RX-10948744
Status:	Active
Size:	4,645 Sq ft.
Bedrooms:	4
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2+ Spaces,Assigned,Garage - Building,Under Building
View:	City,Intracoastal,Ocean,Pool,Preserve,Tennis
List Price:	\$3,698,000
List PPSF:	\$796
Valuated Price:	\$3,743,000
Valuated PPSF:	\$814



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:	118
Number of active listings for rent:	0
Number of active listings for sale:	7
Building inventory for sale:	5%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

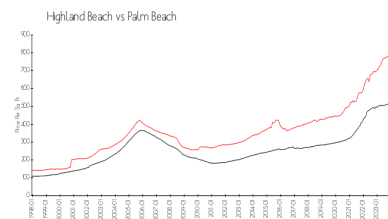
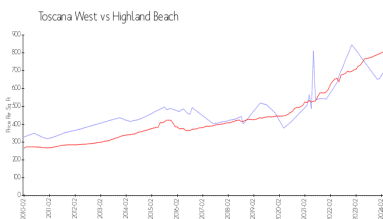
## Building Association Information

Toscana West Condominium Assoc  
 3720 S Ocean Blvd  
 Highland Beach, FL 33487  
 Phone number (561) 274-9780

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
805	2,938 sq ft	Apr 2024	\$1,775,000	\$604
1201	2,736 sq ft	Feb 2024	\$2,300,000	\$841
1406/1407	5,407 sq ft	Dec 2023	\$3,430,000	\$634
304	2,938 sq ft	Sep 2023	\$1,460,000	\$497
201b	2,318 sq ft	Jun 2023	\$1,020,000	\$440

## Market Information



Toscana West:	\$711/sq. ft.	Highland Beach:	\$814/sq. ft.
Highland Beach:	\$814/sq. ft.	Palm Beach:	\$467/sq. ft.

## Inventory for Sale

Toscana West	6%
Highland Beach	3%
Palm Beach	3%

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

Toscana West	28 days
Highland Beach	68 days
Palm Beach	56 days