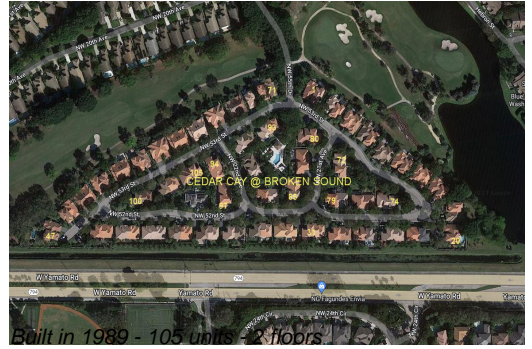


# Unit 2283 NW 53rd St - Cedar Cay at Broken Sound

2283 NW 53rd St - 2002-2299 NW 53 St, Boca Raton, FL, Palm Beach 33496



## Unit Information

MLS Number:	RX-10957204
Status:	Active
Size:	2,168 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2+ Spaces, Driveway, Garage - Attached, Other - See Remarks, Vehicle Restrictions
View:	Garden, Golf
Rental Price:	\$15,000
List PPSF:	\$7
Valuated Price:	\$283,000
Valuated PPSF:	\$175

*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.*

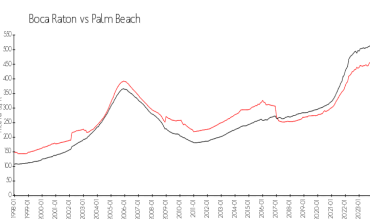
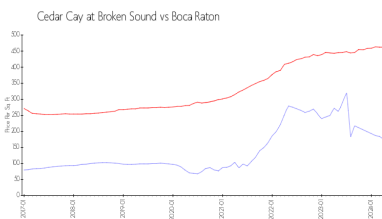
## Building Information

Number of units:	105
Number of active listings for rent:	0
Number of active listings for sale:	9
Building inventory for sale:	8%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

## Building Association Information

Cedar Cay HOA  
 2401 Willow Springs Dr  
 Boca Raton, FL,  
 +1 561-826-7908  
 +1 561-241-6800

## Market Information



Cedar Cay at Broken Sound:	\$175/sq. ft.	Boca Raton:	\$462/sq. ft.
Boca Raton:	\$462/sq. ft.	Palm Beach:	\$468/sq. ft.

## Inventory for Sale

Cedar Cay at Broken Sound	9%
Boca Raton	3%
Palm Beach	3%

## Avg. Time to Close Over Last 12 Months

Cedar Cay at Broken Sound	62 days
Boca Raton	57 days

Palm Beach

56 days