

Unit C-112 - Braemar Isle

C-112 - 4740 S Ocean Blvd, Highland Beach, FL, Palm Beach 33487

Unit Information

| | |
|-----------------|---|
| MLS Number: | RX-10959773 |
| Status: | Active |
| Size: | 1,899 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 2+ Spaces, Assigned, Garage - Building, Guest |
| View: | Intracoastal, Marina, Preserve |
| List Price: | \$1,795,000 |
| List PPSF: | \$945 |
| Valuated Price: | \$1,384,000 |
| Valuated PPSF: | \$729 |



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

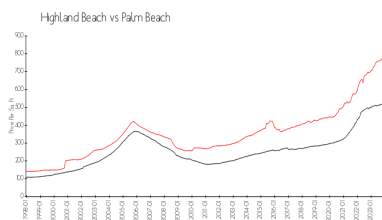
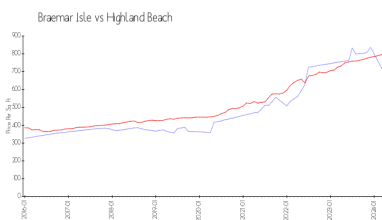
Braemar Isle Condominium Association
Address: 4740 S Ocean Blvd,
Highland Beach, FL 33487
Phone: +1 561-395-2339

<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.

Highland Beach: \$801/sq. ft.
Palm Beach: \$475/sq. ft.

Inventory for Sale

Braemar Isle 5%

| | |
|----------------|----|
| Highland Beach | 3% |
| Palm Beach | 3% |

Avg. Time to Close Over Last 12 Months

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