

# 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: \$1,524,000  
Valuated PPSF: \$803



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: 11  
Building inventory for sale: 4%  
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

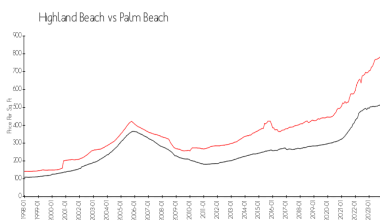
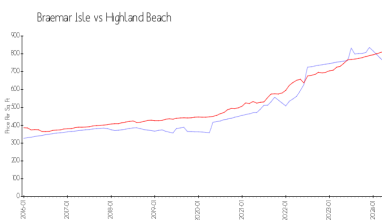
Braemar Isle Condominium Association  
Address: 4740 S Ocean Blvd,  
Highland Beach, FL 33487  
Phone: +1 561-395-2339

<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: \$757/sq. ft.  
Highland Beach: \$814/sq. ft.

Highland Beach: \$814/sq. ft.  
Palm Beach: \$467/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	68 days
Palm Beach	56 days