

# Unit 1-1201 - Cote d'Azur

1-1201 - 4200 N Ocean dr, Singer Island, FL, Palm Beach 33404

## Unit Information

MLS Number: RX-10960696  
 Status: Active  
 Size: 1,500 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Carport - Attached  
 View: Intracoastal,Ocean  
 List Price: \$889,000  
 List PPSF: \$593  
 Valuated Price: \$372,000  
 Valuated PPSF: \$260

*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: 204  
 Number of active listings for rent: 9  
 Number of active listings for sale: 14  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 3

## Building Association Information

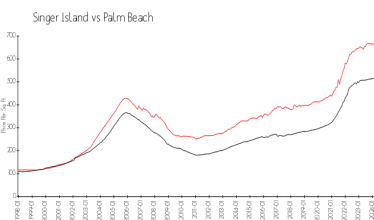
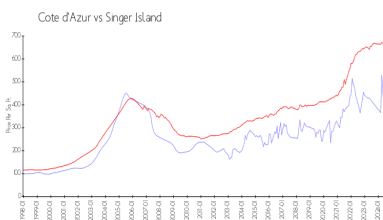
Cote d'Azur Condominiu Association Inc  
 4200 N. Ocean Drive, Singer Island, Florida 33404  
 (561) 844-6259  
 agingerich@cotecondo.com

[http://www.cotecondo.com/outside\\_home.asp](http://www.cotecondo.com/outside_home.asp)

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2-1806	1,210 sq ft	Jul 2024	\$545,000	\$450
1-1604	1,432 sq ft	Jul 2024	\$525,000	\$367
1-1203	1,210 sq ft	Jun 2024	\$435,000	\$360
604	1,632 sq ft	May 2024	\$625,000	\$383
2-1605	1,432 sq ft	Apr 2024	\$620,000	\$433
1-906	1,210 sq ft	Apr 2024	\$800,000	\$661
2-1402	1,432 sq ft	Apr 2024	\$680,000	\$475
1-901	1,432 sq ft	Apr 2024	\$845,000	\$590

## Market Information



Cote d'Azur: \$236/sq. ft.  
 Singer Island: \$659/sq. ft.  
 Singer Island: \$659/sq. ft.  
 Palm Beach: \$471/sq. ft.

## Inventory for Sale

Cote d'Azur: 7%  
 Singer Island: 4%



Palm Beach	3%
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**Avg. Time to Close Over Last 12 Months**

Cote d'Azur	88 days
Singer Island	83 days
Palm Beach	58 days