

# Unit 1-1203 - Cote d'Azur

1-1203 - 4200 N Ocean dr, Singer Island, FL, Palm Beach 33404

## Unit Information

MLS Number: RX-10969857  
 Status: Active  
 Size: 1,210 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Guest  
 View: Ocean  
 List Price: \$499,900  
 List PPSF: \$413  
 Valuated Price: \$567,000  
 Valuated PPSF: \$469

*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: 20  
 Building inventory for sale: 9%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 5

## Building Association Information

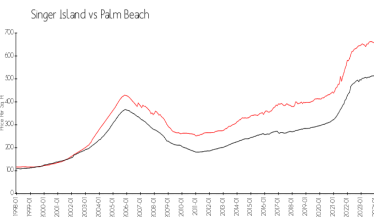
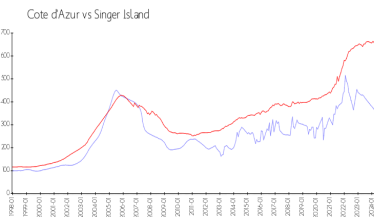
Cote d'Azur Condominiu Association Inc  
 4200 N. Ocean Drive, Singer Island, Florida 33404  
 (561) 844-6259  
 agingerich@cotecondo.com

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2-1605	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
1-305	1,632 sq ft	Mar 2024	\$529,000	\$324

## Market Information



Cote d'Azur: \$447/sq. ft.  
 Singer Island: \$656/sq. ft.  
 Singer Island: \$656/sq. ft.  
 Palm Beach: \$467/sq. ft.

## Inventory for Sale

Cote d'Azur 10%  
 Singer Island 4%



Palm Beach

3%

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

Cote d'Azur  
Singer Island  
Palm Beach

78 days  
78 days  
56 days