

# Unit 167 Brackenwood Rd - Golf Villas

167 Brackenwood Rd - 100-170 Brackenwood Rd, Palm Beach Gardens, FL, Palm Beach 33418

## Unit Information

MLS Number: RX-10975319  
 Status: Active  
 Size: 1,366 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 2+ Spaces, Guest  
 View: Garden  
 List Price: \$475,000  
 List PPSF: \$348  
 Valuated Price: \$444,000  
 Valuated PPSF: \$325

*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: 340  
 Number of active listings for rent: 0  
 Number of active listings for sale: 6  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 12  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 4

## Building Association Information

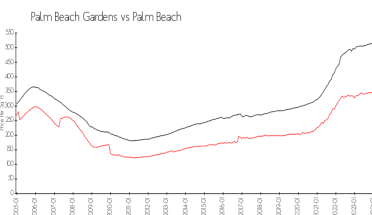
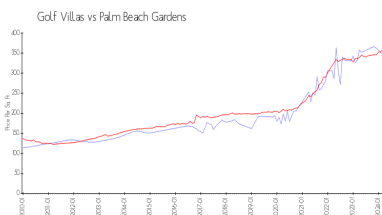
Golf Villas community management  
 SEACREST SERVICES, INC.  
 2400 Centrepark W. Drive, Ste. 175  
 West Palm Beach, FL 33409  
 561-697-4990  
 lbrennan@seacrestservices.com

<http://golfvillasatpganational.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,600 sq ft	Apr 2024	\$475,000	\$297
	1,366 sq ft	Apr 2024	\$500,000	\$366
	1,366 sq ft	Mar 2024	\$449,000	\$329
	1,600 sq ft	Mar 2024	\$500,000	\$313
	1,600 sq ft	Nov 2023	\$520,000	\$325
	1,180 sq ft	Nov 2023	\$415,000	\$352

## Market Information



Golf Villas:	\$324/sq. ft.	Palm Beach Gardens:	\$334/sq. ft.
Palm Beach Gardens:	\$334/sq. ft.	Palm Beach:	\$467/sq. ft.



## **Inventory for Sale**

Golf Villas	2%
Palm Beach Gardens	2%
Palm Beach	3%

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

Golf Villas	66 days
Palm Beach Gardens	47 days
Palm Beach	56 days