

# Unit 3301 S Ocean Blvd # 1-706 - Ambassadors East 3301-3221&3215

3301 S Ocean Blvd # 1-706 - 3301 S Ocean Blvd, Highland Beach, FL, Palm Beach 33487

## Unit Information

|                 |              |
|-----------------|--------------|
| MLS Number:     | RX-10975524  |
| Status:         | Active       |
| Size:           | 1,050 Sq ft. |
| Bedrooms:       | 2            |
| Full Bathrooms: | 2            |
| Half Bathrooms: | 0            |
| Parking Spaces: |              |
| View:           |              |
| List Price:     | \$649,000    |
| List PPSF:      | \$618        |
| Valuated Price: | \$663,000    |
| Valuated PPSF:  | \$631        |

*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:                         | 320 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 8   |
| Building inventory for sale:             | 2%  |
| Number of sales over the last 12 months: | 10  |
| Number of sales over the last 6 months:  | 2   |
| Number of sales over the last 3 months:  | 2   |

## Building Association Information

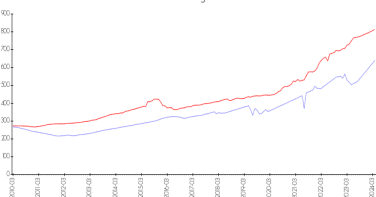
Ambassadors East  
Address: 3215 S Ocean Blvd,  
Highland Beach, FL 33487  
Phone: +1 561-278-4148

## Recent Sales

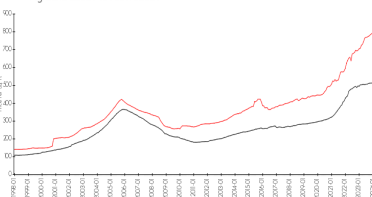
| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 412    | 1,050 sq ft | Apr 2024     | \$740,000  | \$705 |
| 310    | 1,050 sq ft | Apr 2024     | \$760,000  | \$724 |
| 908    | 1,050 sq ft | Nov 2023     | \$537,000  | \$511 |
| 506    | 1,050 sq ft | Oct 2023     | \$525,000  | \$500 |
| 702    | 1,050 sq ft | Sep 2023     | \$585,000  | \$557 |
| 309    | 1,050 sq ft | Sep 2023     | \$505,000  | \$481 |
| 304    | 1,050 sq ft | Sep 2023     | \$460,000  | \$438 |

## Market Information

Ambassadors East: 3301-3221&3215 vs Highland Beach



Highland Beach vs Palm Beach



Ambassadors East 3301-3221&3215: \$640/sq. ft.  
Highland Beach: \$814/sq. ft.

Highland Beach: \$814/sq. ft.  
Palm Beach: \$468/sq. ft.

## Inventory for Sale



|                                 |    |
|---------------------------------|----|
| Ambassadors East 3301-3221&3215 | 3% |
| Highland Beach                  | 3% |
| Palm Beach                      | 3% |

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

|                                 |         |
|---------------------------------|---------|
| Ambassadors East 3301-3221&3215 | 67 days |
| Highland Beach                  | 68 days |
| Palm Beach                      | 56 days |