

# Unit 1-305 - Cote d'Azur

1-305 - 4200 N Ocean dr, Singer Island, FL, Palm Beach 33404

## Unit Information

MLS Number: RX-10975647  
 Status: Active  
 Size: 1,632 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Guest, Vehicle Restrictions  
 View: Intracoastal, Ocean  
 Rental Price: \$5,000  
 List PPSF: \$3  
 Valuated Price: \$675,000  
 Valuated PPSF: \$471

*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: 9  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 5

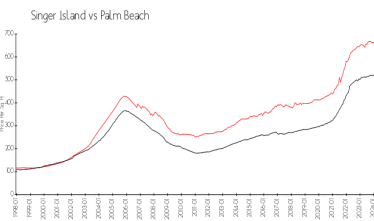
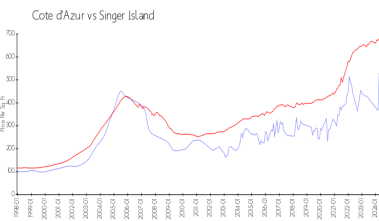
## Building Association Information

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)



## Market Information



Cote d'Azur:	\$469/sq. ft.	Singer Island:	\$665/sq. ft.
Singer Island:	\$665/sq. ft.	Palm Beach:	\$474/sq. ft.

## Inventory for Sale

Cote d'Azur: 7%  
 Singer Island: 4%  
 Palm Beach: 3%

## Avg. Time to Close Over Last 12 Months

Cote d'Azur: 82 days  
 Singer Island: 85 days  
 Palm Beach: 57 days