

# Unit 4301 N Ocean Blvd # 1602 - Sea Ranch Club of Boca I

4301 N Ocean Blvd # 1602 - 4001 N Ocean Blvd, Boca Raton, FL, Palm Beach 33431

## Unit Information

MLS Number: RX-10977443  
 Status: Active  
 Size: 2,145 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Garage - Building, Guest, Open, Under Building  
 View: City, Intracoastal, Marina, Ocean  
 List Price: \$1,350,000  
 List PPSF: \$629  
 Valuated Price: \$865,000  
 Valuated PPSF: \$454

*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: 247  
 Number of active listings for rent: 0  
 Number of active listings for sale: 14  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 18  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 7

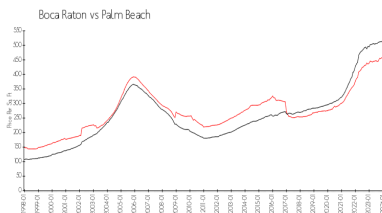
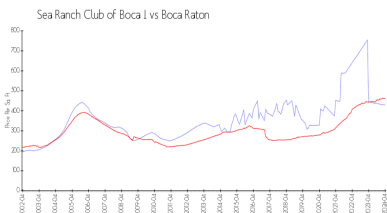
## Building Association Information

SEA RANCH CLUB OF BOCA  
 CONDOMINIUM ASSOCIATION, INC.  
 LANG MANAGEMENT COMPANY INC  
 PHONE 561-750-8800  
 FAX 561-750-4528

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1108	3,454 sq ft	Apr 2024	\$2,075,000	\$601
1403	1,915 sq ft	Apr 2024	\$1,135,000	\$593
703	2,154 sq ft	Mar 2024	\$900,000	\$418
1007	2,145 sq ft	Mar 2024	\$1,410,000	\$657
A-1401	3,454 sq ft	Mar 2024	\$1,825,000	\$528

## Market Information



Sea Ranch Club of Boca I:	\$430/sq. ft.	Boca Raton:	\$462/sq. ft.
Boca Raton:	\$462/sq. ft.	Palm Beach:	\$468/sq. ft.

## Inventory for Sale



Sea Ranch Club of Boca I	6%
Boca Raton	3%
Palm Beach	3%

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

Sea Ranch Club of Boca I	n/a
Boca Raton	57 days
Palm Beach	56 days