

# Unit 433 Brackenwood Ln N - Golf Villas

433 Brackenwood Ln N - 100-170 Brackenwood Rd, Palm Beach Gardens, FL, Palm Beach 33418

## Unit Information

MLS Number:	RX-10977488
Status:	Active
Size:	1,180 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Open, Vehicle Restrictions
View:	Garden
List Price:	\$400,000
List PPSF:	\$339
Valuated Price:	\$384,000
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

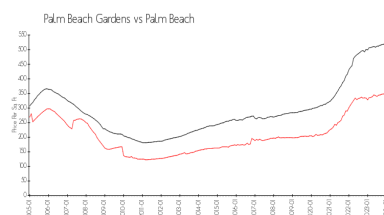
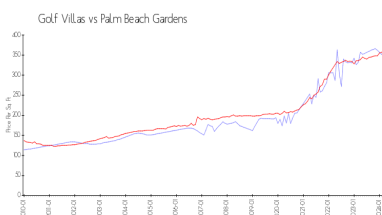
<http://golfvillasatpganational.com/>



## 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:	\$342/sq. ft.
Palm Beach Gardens:	\$342/sq. ft.	Palm Beach:	\$475/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	64 days
Palm Beach Gardens	47 days
Palm Beach	56 days