

# Unit 21942 Canadensis Cir # 101 - Boca Flores

21942 Canadensis Cir # 101 - 21812-21998 Canadensis Cir, Boca Raton, FL, Palm Beach 33428

## Unit Information

MLS Number:	RX-10986546
Status:	Active
Size:	2,534 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Driveway, Garage - Attached
View:	Lake
List Price:	\$749,000
List PPSF:	\$296
Valuated Price:	\$718,000
Valuated PPSF:	\$375

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:	120
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	2%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

## Building Association Information

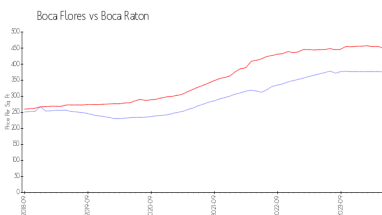
Boca Flores  
 Condominium Association, Inc.  
 9167 Passiflora Way  
 Boca Raton, FL 33428  
 c/o Castle Management, LLC  
 12270 SW 3rd St Suite #200  
 Plantation, FL 33325  
 Phone: 1-800-337-5850  
 Fax: (954) 792-6928

<https://www.bocaflorescondo.com/Page/28>

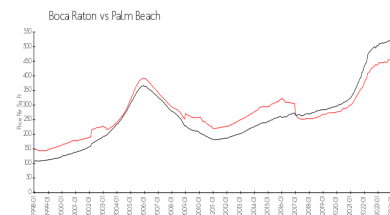
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
101	2,534 sq ft	Sep 2023	\$720,000	\$284
101	1,916 sq ft	Aug 2023	\$710,000	\$371
201	3,315 sq ft	Jul 2023	\$785,000	\$237
102	1,916 sq ft	Jul 2023	\$739,900	\$386

## Market Information



Boca Flores: \$376/sq. ft.



Boca Raton: \$450/sq. ft.



Boca Raton: \$450/sq. ft. Palm Beach: \$474/sq. ft.

### **Inventory for Sale**

Boca Flores	3%
Boca Raton	3%
Palm Beach	3%

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

Boca Flores	12 days
Boca Raton	58 days
Palm Beach	57 days