

# Unit 406 - Braemar Isle

406 - 4740 S Ocean Blvd, Highland Beach, FL, Palm Beach 33487

## Unit Information

MLS Number:	RX-10990995
Status:	Active
Size:	2,665 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Assigned
View:	Intracoastal
List Price:	\$1,759,000
List PPSF:	\$660
Valuated Price:	\$1,160,000
Valuated PPSF:	\$560



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:	235
Number of active listings for rent:	0
Number of active listings for sale:	12
Building inventory for sale:	5%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	1

## Building Association Information

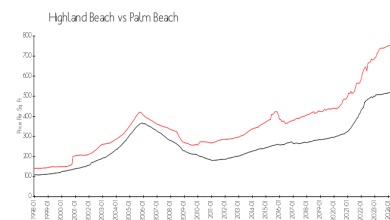
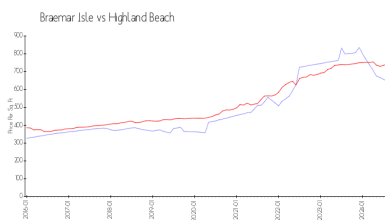
Braemar Isle Condominium Association  
Address: 4740 S Ocean Blvd,  
Highland Beach, FL 33487  
Phone: +1 561-395-2339

<https://www.braemarisle.com/home/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
Ph-5	2,665 sq ft	Jun 2024	\$1,900,000	\$713
508	2,350 sq ft	May 2024	\$815,000	\$347
1004	1,800 sq ft	May 2024	\$1,300,000	\$722
806	2,665 sq ft	Apr 2024	\$1,650,000	\$619
1007	1,800 sq ft	Apr 2024	\$1,350,000	\$750

## Market Information



Braemar Isle: \$647/sq. ft.  
Highland Beach: \$742/sq. ft.

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Palm Beach: \$476/sq. ft.

## Inventory for Sale

Braemar Isle	5%
Highland Beach	3%

Palm Beach

3%

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

Braemar Isle

163 days

Highland Beach

68 days

Palm Beach

59 days