

# Unit 23158 Island Vw # 2 - Isles of Boca

23158 Island Vw # 2 - 23060-23109 Aqua Vw, Boca Raton, FL, Palm Beach 33433

## Unit Information

MLS Number: RX-10994160  
 Status: Pending  
 Size: 1,635 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2+ Spaces, Driveway, Garage - Attached, Vehicle Restrictions  
 Clubhouse, Lake, Pool  
 View:  
 List Price: \$499,000  
 List PPSF: \$305  
 Valuated Price: \$427,000  
 Valuated PPSF: \$269

*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: 136  
 Number of active listings for rent: 0  
 Number of active listings for sale: 6  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

## Building Association Information

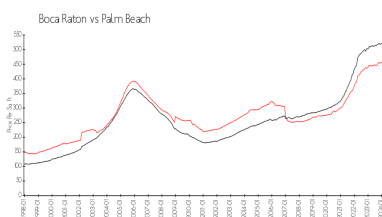
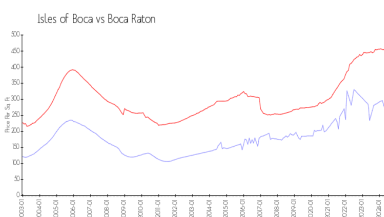
Isles Of Boca Association Inc  
 1599 Nw 9th Avenue # 2  
 Boca Raton, FL 33486

Isles of Boca Homeowners Association  
 23229 Mountain View  
 Boca Raton, FL 33428  
 (561) 447-9291

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
D	1,925 sq ft	Apr 2024	\$370,000	\$192
D	1,925 sq ft	Apr 2024	\$470,000	\$244
B	1,590 sq ft	Mar 2024	\$475,000	\$299
7	2,177 sq ft	Sep 2023	\$480,000	\$220
F	1,178 sq ft	Sep 2023	\$280,000	\$238

## Market Information



Isles of Boca: \$266/sq. ft.  
 Boca Raton: \$450/sq. ft.  
 Boca Raton: \$450/sq. ft.  
 Palm Beach: \$474/sq. ft.

## Inventory for Sale



Isles of Boca	4%
Boca Raton	3%
Palm Beach	3%

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

Isles of Boca	23 days
Boca Raton	58 days
Palm Beach	57 days