

# Unit 23157 Fountain Vw # B - Isles of Boca

23157 Fountain Vw # B - 23060-23109 Aqua Vw, Boca Raton, FL, Palm Beach 33433

## Unit Information

MLS Number: RX-10995110  
 Status: Active Under Contract  
 Size: 1,590 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2+ Spaces,Covered,Garage - Attached,Guest  
 View: Lake  
 List Price: \$495,000  
 List PPSF: \$311  
 Valuated Price: \$448,000  
 Valuated PPSF: \$282

*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: 7  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 2

## Building Association Information

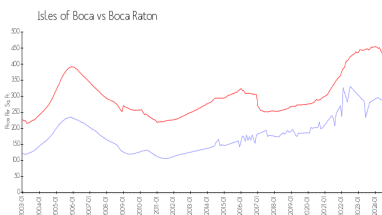
Isles Of Boca Association Inc  
 1599 Nw 9th Avenue # 2  
 Boca Raton, FL 33486

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

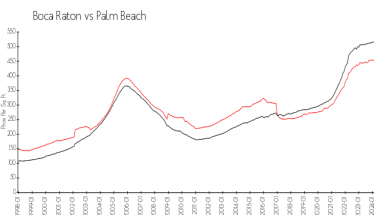
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4	2,457 sq ft	Jul 2024	\$475,000	\$193
C	1,625 sq ft	Jul 2024	\$385,000	\$237
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

## Market Information



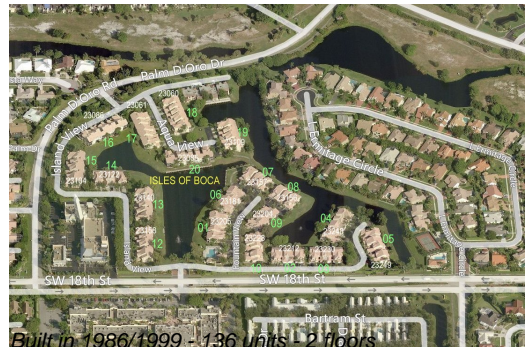
Isles of Boca: \$280/sq. ft.  
 Boca Raton: \$444/sq. ft.



Boca Raton: \$444/sq. ft.  
 Palm Beach: \$471/sq. ft.

## Inventory for Sale

Isles of Boca 5%  
 Boca Raton 3%



Palm Beach	3%
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**Avg. Time to Close Over Last 12 Months**

Isles of Boca	26 days
Boca Raton	59 days
Palm Beach	58 days