

# Unit 2401 NW 59th St # 102 - Clubside Pointe at Broken Sound

2401 NW 59th St # 102 - 2401 NW 59 St, Boca Raton, FL, Palm Beach 33496

## Unit Information

MLS Number: RX-10997802  
 Status: Active  
 Size: 2,904 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: Garage - Attached  
 View: Golf  
 List Price: \$825,000  
 List PPSF: \$284  
 Valuated Price: \$784,000  
 Valuated PPSF: \$309

*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: 60  
 Number of active listings for rent: 0  
 Number of active listings for sale: 1  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 1

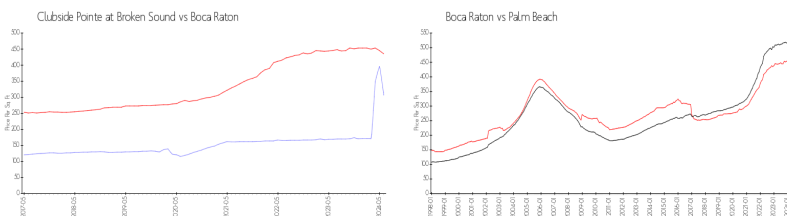
## Building Association Information

Broken Sound Master Association  
 Address: 2701 NW 64th Blvd,  
 Boca Raton, FL 33496  
 Phone: +1 561-998-5813

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
701	2,322 sq ft	May 2024	\$770,000	\$332
703	2,904 sq ft	Apr 2024	\$810,000	\$279
801	2,322 sq ft	Apr 2024	\$665,000	\$286
804	2,322 sq ft	Apr 2024	\$610,000	\$263
1302	2,904 sq ft	Apr 2024	\$1,075,000	\$370

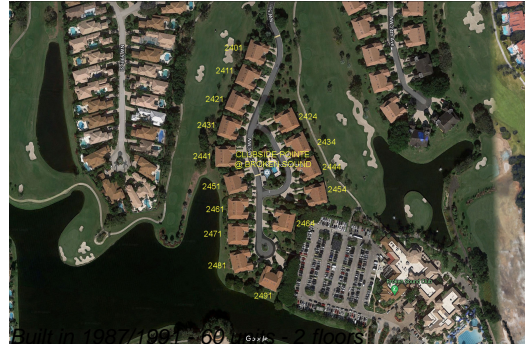
## Market Information



Clubside Pointe at Broken Sound:	\$307/sq. ft.	Boca Raton:	\$435/sq. ft.
Boca Raton:	\$435/sq. ft.	Palm Beach:	\$474/sq. ft.

## Inventory for Sale

Clubside Pointe at Broken Sound: 2%  
 Boca Raton: 3%



Palm Beach

3%

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

Clubside Pointe at Broken Sound	188 days
Boca Raton	59 days
Palm Beach	58 days