

# Unit 1708 - Toscana South

1708 - 3740 S Ocean Blvd, Highland Beach, FL, Palm Beach 33487

## Unit Information

MLS Number:	RX-11001005
Status:	Active
Size:	3,142 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	Deeded, Under Building
View:	City, Intracoastal, Ocean, Pool
List Price:	\$3,999,000
List PPSF:	\$1,273
Valuated Price:	\$1,891,000
Valuated PPSF:	\$665

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:	159
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	2%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

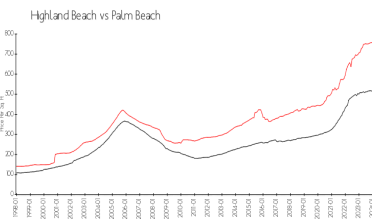
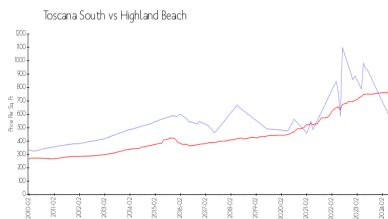
## Building Association Information

Toscana South Condominium Association  
 Address: 3740 S Ocean Blvd,  
 Highland Beach, FL 33487  
 Phone: +1 561-819-0919

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1803	6,231 sq ft	Jun 2024	\$3,650,000	\$586
1108	3,142 sq ft	Apr 2024	\$3,100,000	\$987
1808	3,142 sq ft	Aug 2023	\$4,000,000	\$1,273

## Market Information



Toscana South:	\$559/sq. ft.	Highland Beach:	\$736/sq. ft.
Highland Beach:	\$736/sq. ft.	Palm Beach:	\$474/sq. ft.

## Inventory for Sale

Toscana South	3%
Highland Beach	3%
Palm Beach	3%

## Avg. Time to Close Over Last 12 Months



Toscana South  
Highland Beach  
Palm Beach

n/a  
67 days  
58 days