

# Unit 2407 Tuscany Way - Tuscany on the Intracoastal

2407 Tuscany Way - 1103-4417 Tuscany Wy, Boynton Beach, FL, Palm Beach 33435

## Unit Information

MLS Number:	RX-11001058
Status:	Active
Size:	1,225 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned,Covered
View:	Garden,Tennis
List Price:	\$405,000
List PPSF:	\$331
Valuated Price:	\$409,000
Valuated PPSF:	\$334

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:	286
Number of active listings for rent:	0
Number of active listings for sale:	11
Building inventory for sale:	3%
Number of sales over the last 12 months:	18
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	5

## Building Association Information

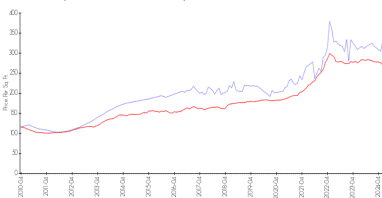
Tuscany On the Intracoastal  
 3104 Tuscany Way,  
 Boynton Beach, FL 33435  
 Phone (561) 369-3433

## Recent Sales

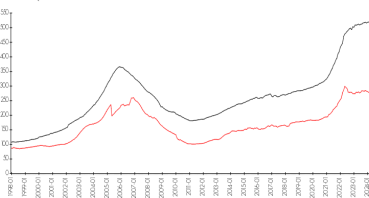
Unit #	Size	Closing Date	Sale Price	PPSF
	1,121 sq ft	Jul 2024	\$425,000	\$379
2302	1,024 sq ft	Jun 2024	\$329,000	\$321
	1,121 sq ft	May 2024	\$325,000	\$290
	817 sq ft	May 2024	\$245,000	\$300
4412	1,222 sq ft	May 2024	\$340,000	\$278

## Market Information

Tuscany on the Intracoastal vs Boynton Beach



Boynton Beach vs Palm Beach



Tuscany on the Intracoastal:	\$334/sq. ft.	Boynton Beach:	\$270/sq. ft.
Boynton Beach:	\$270/sq. ft.	Palm Beach:	\$474/sq. ft.

## Inventory for Sale

Tuscany on the Intracoastal	4%
Boynton Beach	2%



Palm Beach

3%

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

Tuscany on the Intracoastal

45 days

Boynton Beach

49 days

Palm Beach

58 days