

# Unit 9201 Passiflora Way # 101 - Boca Flores

9201 Passiflora Way # 101 - 21812-21998 Canadensis Cir, Boca Raton, FL, Palm Beach 33428

## Unit Information

MLS Number: RX-11002749  
 Status: Active  
 Size: 2,148 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Garage - Attached  
 View: Lake  
 List Price: \$709,000  
 List PPSF: \$330  
 Valuated Price: \$577,000  
 Valuated PPSF: \$371

*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: 120  
 Number of active listings for rent: 0  
 Number of active listings for sale: 2  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

## Building Association Information

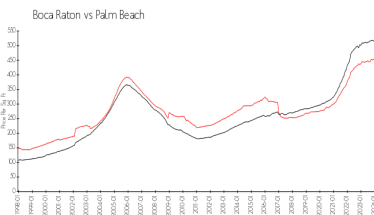
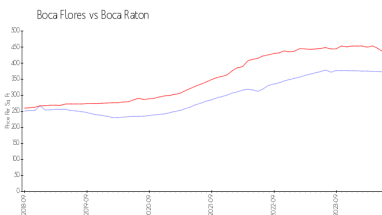
Boca Flores  
 Condominium Association, Inc.  
 9167 Passiflora Way  
 Boca Raton, FL 33428  
 c/o Castle Management, LLC  
 12270 SW 3rd St Suite #200  
 Plantation, FL 33325  
 Phone: 1-800-337-5850  
 Fax: (954) 792-6928

<https://www.bocaflorescondo.com/Page/28>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
101	2,534 sq ft	Sep 2023	\$720,000	\$284
101	1,916 sq ft	Aug 2023	\$710,000	\$371
201	3,315 sq ft	Jul 2023	\$785,000	\$237

## Market Information



Boca Flores: \$373/sq. ft.  
 Boca Raton: \$435/sq. ft.

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 Palm Beach: \$474/sq. ft.



## Inventory for Sale

Boca Flores	2%
Boca Raton	3%
Palm Beach	3%

## Avg. Time to Close Over Last 12 Months

Boca Flores	20 days
Boca Raton	59 days
Palm Beach	58 days