

# Unit 404 - Toscana South

404 - 3740 S Ocean Blvd, Highland Beach, FL, Palm Beach 33487

## Unit Information

MLS Number:	RX-11012905
Status:	Active
Size:	2,988 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Assigned, Garage - Building, Under Building
View:	City, Garden, Ocean, Other
List Price:	\$1,395,000
List PPSF:	\$467
Valuated Price:	\$1,873,000
Valuated PPSF:	\$720

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:	4
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

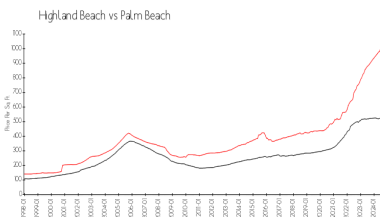
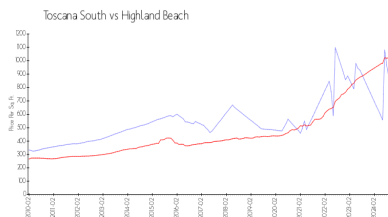
## Building Association Information

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
1208	3,142 sq ft	Oct 2024	\$3,100,000	\$987
1408	3,142 sq ft	Sep 2024	\$3,550,000	\$1,130
1803	6,231 sq ft	Jun 2024	\$3,650,000	\$586
1108	3,142 sq ft	Apr 2024	\$3,100,000	\$987

## Market Information



Toscana South:	\$792/sq. ft.	Highland Beach:	\$1044/sq. ft.
Highland Beach:	\$1044/sq. ft.	Palm Beach:	\$464/sq. ft.

## Inventory for Sale

Toscana South	3%
Highland Beach	5%
Palm Beach	4%

## Avg. Time to Close Over Last 12 Months

Toscana South	155 days
Highland Beach	73 days
Palm Beach	62 days

