

# Unit C-112 - Braemar Isle

C-112 - 4740 S Ocean Blvd, Highland Beach, FL, Palm Beach 33487

## Unit Information

MLS Number: RX-11037984  
Status: Active  
Size: 1,899 Sq ft.  
Bedrooms: 3  
Full Bathrooms: 2  
Half Bathrooms: 1  
Parking Spaces: 2+ Spaces, Assigned, Garage - Building, Guest  
View: Intracoastal, Preserve  
List Price: \$1,495,000  
List PPSF: \$787  
Valuated Price: \$1,251,000  
Valuated PPSF: \$659



*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: 235  
Number of active listings for rent: 0  
Number of active listings for sale: 11  
Building inventory for sale: 4%  
Number of sales over the last 12 months: 8  
Number of sales over the last 6 months: 3  
Number of sales over the last 3 months: 1

## Building Association Information

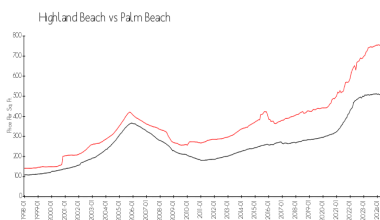
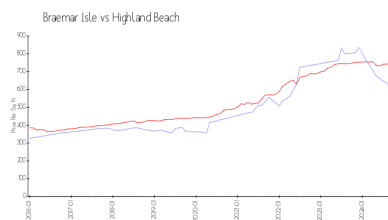
Braemar Isle Condominium Association  
Address: 4740 S Ocean Blvd,  
Highland Beach, FL 33487  
Phone: +1 561-395-2339

<https://www.braemarisle.com/home/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1108	2,350 sq ft	Sep 2024	\$1,575,000	\$670
Ph-5	2,665 sq ft	Jun 2024	\$1,900,000	\$713
508	2,350 sq ft	May 2024	\$815,000	\$347
1004	1,800 sq ft	May 2024	\$1,300,000	\$722
806	2,665 sq ft	Apr 2024	\$1,650,000	\$619
1007	1,800 sq ft	Apr 2024	\$1,350,000	\$750

## Market Information



Braemar Isle: \$622/sq. ft.  
Highland Beach: \$751/sq. ft.

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Palm Beach: \$466/sq. ft.

## Inventory for Sale

Braemar Isle 5%  
Highland Beach 4%  
Palm Beach 4%

## Avg. Time to Close Over Last 12 Months

Braemar Isle	n/a
Highland Beach	67 days
Palm Beach	60 days