

# Unit 3117 Tuscany Way - Tuscany on the Intracoastal

3117 Tuscany Way - 1103-4417 Tuscany Wy, Boynton Beach, FL, Palm Beach 33435

## Unit Information

|                 |              |
|-----------------|--------------|
| MLS Number:     | RX-11114306  |
| Status:         | Active       |
| Size:           | 1,131 Sq ft. |
| Bedrooms:       | 2            |
| Full Bathrooms: | 2            |
| Half Bathrooms: | 0            |
| Parking Spaces: |              |
| View:           |              |
| List Price:     | \$389,970    |
| List PPSF:      | \$345        |
| Valuated Price: | \$336,000    |
| Valuated PPSF:  | \$274        |

*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:      | 6   |
| Building inventory for sale:             | 2%  |
| Number of sales over the last 12 months: | 15  |
| Number of sales over the last 6 months:  | 10  |
| Number of sales over the last 3 months:  | 5   |

## Building Association Information

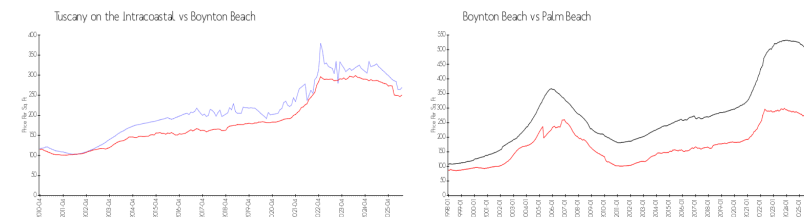
Tuscany On the Intracoastal  
3104 Tuscany Way,  
Boynton Beach, FL 33435  
Phone (561) 369-3433

<https://>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 2-411  | 1,378 sq ft | Dec 2025     | \$435,000  | \$316 |
|        | 1,293 sq ft | Nov 2025     | \$384,500  | \$297 |
|        | 726 sq ft   | Oct 2025     | \$199,000  | \$274 |
|        | 1,225 sq ft | Sep 2025     | \$298,000  | \$243 |
| 2205   | 726 sq ft   | Sep 2025     | \$245,000  | \$337 |
|        | 1,131 sq ft | Sep 2025     | \$280,000  | \$248 |

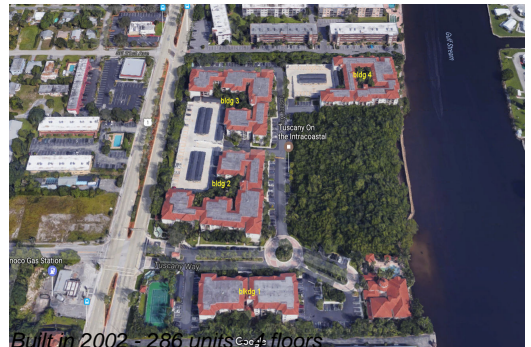
## Market Information



|                              |               |                |               |
|------------------------------|---------------|----------------|---------------|
| Tuscany on the Intracoastal: | \$269/sq. ft. | Boynton Beach: | \$250/sq. ft. |
| Boynton Beach:               | \$250/sq. ft. | Palm Beach:    | \$452/sq. ft. |

## Inventory for Sale

|                             |    |
|-----------------------------|----|
| Tuscany on the Intracoastal | 2% |
|-----------------------------|----|



|               |    |
|---------------|----|
| Boynton Beach | 2% |
| Palm Beach    | 3% |

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

|                             |         |
|-----------------------------|---------|
| Tuscany on the Intracoastal | 82 days |
| Boynton Beach               | 64 days |
| Palm Beach                  | 77 days |