

Unit 8761 Wiles Rd # 302 - Edgewater

8761 Wiles Rd # 302 - 8701 Wiles Rd, Coconut Creek, FL, Broward 33067

Unit Information

MLS Number:	A11510078
Status:	Active
Size:	984 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Spaces,Assigned Parking,Guest Parking
View:	Lagoon,Lake
Rental Price:	\$2,150
List PPSF:	\$2
Valuated Price:	\$294,000
Valuated PPSF:	\$299

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.

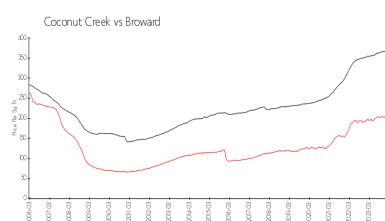
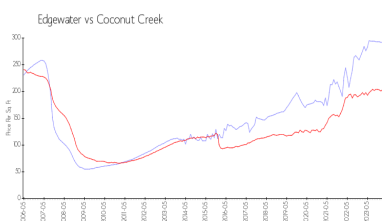
Building Information

Number of units:	352
Number of active listings for rent:	0
Number of active listings for sale:	5
Building inventory for sale:	1%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

Building Association Information

Edgewater Condominium Assn
8931 Wiles Rd
Coral Springs, FL 33067 1992
Phone: (954) 344-3601
Email: mail@edgewatercondosbc.com

Market Information



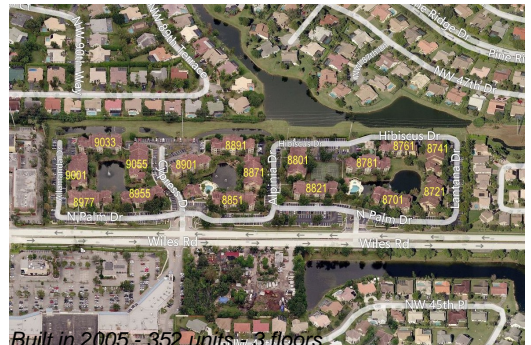
Edgewater:	\$291/sq. ft.	Coconut Creek:	\$199/sq. ft.
Coconut Creek:	\$199/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

Edgewater	1%
Coconut Creek	3%
Broward	4%

Avg. Time to Close Over Last 12 Months

Edgewater	56 days
Coconut Creek	61 days
Broward	67 days



Built in 2005 - 352 units - 3 floors