

# 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:	\$295,000
Valuated PPSF:	\$300

*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.*

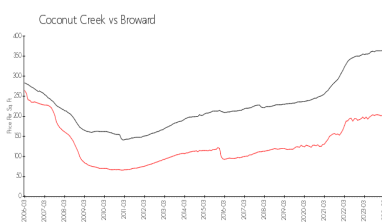
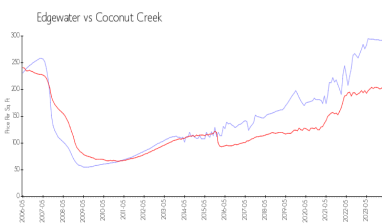
## Building Information

Number of units:	352
Number of active listings for rent:	0
Number of active listings for sale:	6
Building inventory for sale:	1%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

## 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:	\$292/sq. ft.	Coconut Creek:	\$197/sq. ft.
Coconut Creek:	\$197/sq. ft.	Broward:	\$348/sq. ft.

## Inventory for Sale

Edgewater	2%
Coconut Creek	2%
Broward	3%

## Avg. Time to Close Over Last 12 Months

Edgewater	55 days
Coconut Creek	63 days
Broward	67 days

