

# Unit 611 Cypress Lake Blvd # I15 - Water's Edge at Deerfield

611 Cypress Lake Blvd # I15 - 800-891 Cypress Park Wy, Deerfield Beach, FL, Broward 33064

## Unit Information

MLS Number:	A11561441
Status:	Active
Size:	974 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$294,000
List PPSF:	\$302
Valuated Price:	\$189,000
Valuated PPSF:	\$194

*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:	292
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	1%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

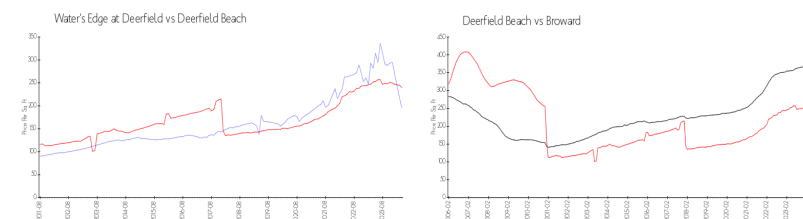
## Building Association Information

Water's Edge Condominium Association  
Address: 700 Cypress Club Way,  
Pompano Beach, FL 33064  
Phone: +1 954-425-0588

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
N14	807 sq ft	Apr 2024	\$235,000	\$291
O	954 sq ft	Apr 2024	\$237,000	\$248
L12	807 sq ft	Apr 2024	\$239,500	\$297
B	954 sq ft	Dec 2023	\$237,000	\$248
M1	954 sq ft	Nov 2023	\$235,000	\$246

## Market Information



Water's Edge at Deerfield:	\$196/sq. ft.	Deerfield Beach:	\$240/sq. ft.
Deerfield Beach:	\$240/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Water's Edge at Deerfield	1%
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Deerfield Beach	3%
Broward	4%

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

Water's Edge at Deerfield	42 days
Deerfield Beach	60 days
Broward	67 days