

# Unit 2501 Riverside Dr # 504-A - Coral Springs Tower Club 1 (A&B)

2501 Riverside Dr # 504-A - 2401 Riverside Dr, Coral Springs, FL, Broward 33065

## Unit Information

MLS Number:	A11573360
Status:	Active
Size:	606 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$165,900
List PPSF:	\$274
Valuated Price:	\$158,000
Valuated PPSF:	\$261

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:	170
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:	7
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	0

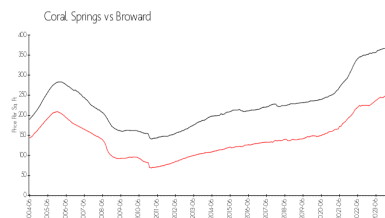
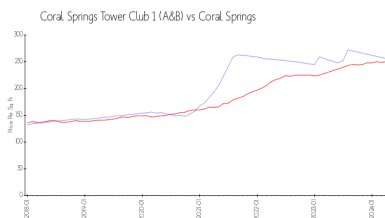
## Building Association Information

Coral Springs Tower Club Condo Association  
 2501 Riverside Drive  
 Coral Springs, FL 33065  
 (954) 753-4613

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
417A	606 sq ft	Jan 2024	\$153,900	\$254
306-A	606 sq ft	Dec 2023	\$155,000	\$256
407-B	606 sq ft	Dec 2023	\$145,000	\$239
411-B	464 sq ft	Aug 2023	\$140,000	\$302
403-A	606 sq ft	Aug 2023	\$150,000	\$248

## Market Information



Coral Springs Tower Club 1 (A&B): \$256/sq. ft.  
 Coral Springs: \$250/sq. ft.

Coral Springs: \$250/sq. ft.  
 Broward: \$351/sq. ft.

## Inventory for Sale

Coral Springs Tower Club 1 (A&B)	2%
Coral Springs	2%



Broward

4%

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

Coral Springs Tower Club 1 (A&B)	26 days
Coral Springs	44 days
Broward	67 days