

# Unit 2405 Antigua Cir # L4 - Antigua Village I & II

2405 Antigua Cir # L4 - 2501 Antigua Ter, Coconut Creek, FL, Broward 33066

## Unit Information

|                 |                       |
|-----------------|-----------------------|
| MLS Number:     | A11582180             |
| Status:         | Active                |
| Size:           | 0 Sq ft.              |
| Bedrooms:       | 2                     |
| Full Bathrooms: | 2                     |
| Half Bathrooms: |                       |
| Parking Spaces: | 1 Space,Guest Parking |
| View:           |                       |
| List Price:     | \$165,000             |
| Valuated Price: | \$142,000             |
| Valuated PPSF:  | \$123                 |

*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:                         | 528 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 15  |
| Building inventory for sale:             | 2%  |
| Number of sales over the last 12 months: | 23  |
| Number of sales over the last 6 months:  | 14  |
| Number of sales over the last 3 months:  | 4   |

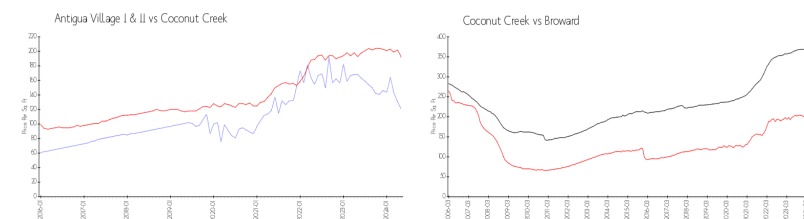
## Building Association Information

Antigua Village I  
Condominium Association, Inc.  
Address: 1310 Ave of the Stars,  
Coconut Creek, FL 33066  
ANTIGUA VILLAGE II  
CONDOMINIUM ASSOCIATION, INC  
1310 AVENUE OF THE STARS  
COCONUT CREEK, FL 33066-1453

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| C4     | 1,155 sq ft | Jun 2024     | \$160,000  | \$139 |
| H3     | 1,160 sq ft | May 2024     | \$115,000  | \$99  |
| D2     | 1,160 sq ft | May 2024     | \$164,000  | \$141 |
| A4     | 1,291 sq ft | Apr 2024     | \$240,000  | \$186 |
| G2     | 1,156 sq ft | Mar 2024     | \$160,000  | \$138 |
| L3     | 1,155 sq ft | Mar 2024     | \$190,000  | \$165 |
| M3     | 1,296 sq ft | Mar 2024     | \$165,000  | \$127 |

## Market Information



Antigua Village I & II: \$121/sq. ft.  
Coconut Creek: \$192/sq. ft.

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Broward: \$351/sq. ft.



**Inventory for Sale**

|                        |    |
|------------------------|----|
| Antigua Village I & II | 3% |
| Coconut Creek          | 3% |
| Broward                | 4% |

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

|                        |         |
|------------------------|---------|
| Antigua Village I & II | 67 days |
| Coconut Creek          | 62 days |
| Broward                | 69 days |