

# Unit 8821 Wiles Rd # 101 - Edgewater

8821 Wiles Rd # 101 - 8701 Wiles Rd, Coconut Creek, FL, Broward 33067

## Unit Information

MLS Number:	A11583196
Status:	Pending
Size:	1,166 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Spaces,Assigned Parking
View:	
Rental Price:	\$2,700
List PPSF:	\$2
Valuated Price:	\$324,000
Valuated PPSF:	\$278

*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.*

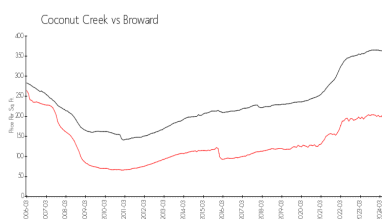
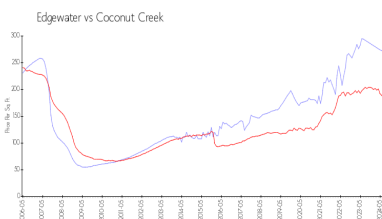
## Building Information

Number of units:	352
Number of active listings for rent:	0
Number of active listings for sale:	15
Building inventory for sale:	4%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	7
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



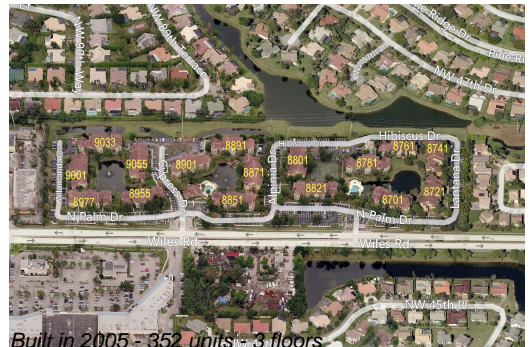
Edgewater:	\$277/sq. ft.	Coconut Creek:	\$184/sq. ft.
Coconut Creek:	\$184/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Edgewater	4%
Coconut Creek	3%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Edgewater	59 days
Coconut Creek	63 days
Broward	72 days



Built in 2005 - 352 units - 3 floors