

# Unit 651 Lyons Rd # 10201 - Coco Parc

651 Lyons Rd # 10201 - 601-951 Lyons Rd, Coconut Creek, FL, Broward 33063

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | A11593330                              |
| Status:         | Pending                                |
| Size:           | 620 Sq ft.                             |
| Bedrooms:       | 1                                      |
| Full Bathrooms: | 1                                      |
| Half Bathrooms: |  |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View:           |  |
| Rental Price:   | \$1,850                                |
| List PPSF:      | \$3                                    |
| Valuated Price: | \$187,000                              |
| Valuated PPSF:  | \$228                                  |

*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.*

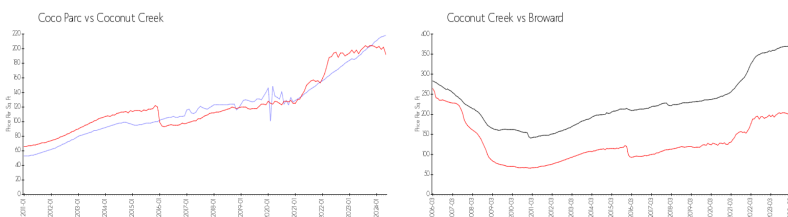
## Building Information

|  |     |
|--|-----|
| Number of units:                         | 384 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 0   |
| Building inventory for sale:             | 0%  |
| Number of sales over the last 12 months: | 8   |
| Number of sales over the last 6 months:  | 6   |
| Number of sales over the last 3 months:  | 1   |

## Building Association Information

Coco Parc Condominium Association Inc  
961 Lyons Rd,  
Coconut Creek, FL 33063  
(954) 973-0061

## Market Information



|                |               |                |               |
|----------------|---------------|----------------|---------------|
| Coco Parc:     | \$218/sq. ft. | Coconut Creek: | \$192/sq. ft. |
| Coconut Creek: | \$192/sq. ft. | Broward:       | \$351/sq. ft. |

## Inventory for Sale

|               |    |
|---------------|----|
| Coco Parc     | 0% |
| Coconut Creek | 3% |
| Broward       | 4% |

## Avg. Time to Close Over Last 12 Months

|               |         |
|---------------|---------|
| Coco Parc     | 45 days |
| Coconut Creek | 62 days |
| Broward       | 69 days |

