

# Unit 671 Cypress Lake Blvd # K21 - Water's Edge at Deerfield

671 Cypress Lake Blvd # K21 - 800-891 Cypress Park Wy, Deerfield Beach, FL, Broward 33064

## Unit Information

MLS Number: A11674421  
 Status: Active  
 Size: 605 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking  
 View:  
 List Price: \$205,000  
 List PPSF: \$339  
 Valuated Price: \$124,000  
 Valuated PPSF: \$205

*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: 14  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 5

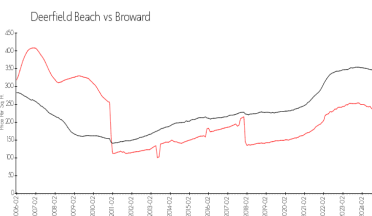
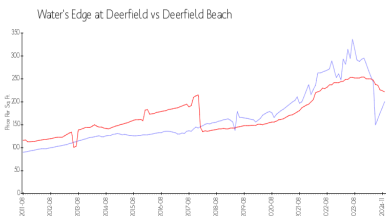
## Building Association Information

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
E6	807 sq ft	Jan 2025	\$190,000	\$235
G	954 sq ft	Jan 2025	\$210,000	\$220
D15	605 sq ft	Jan 2025	\$180,000	\$298
G7	605 sq ft	Jan 2025	\$178,500	\$295
	954 sq ft	Jan 2025	\$230,000	\$241

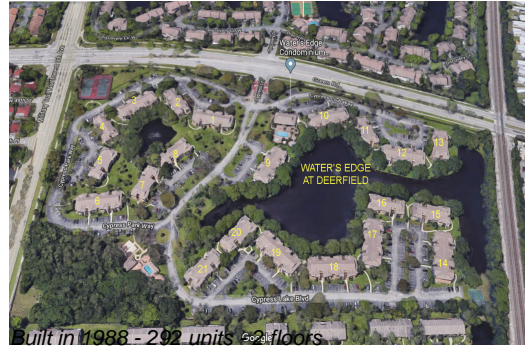
## Market Information



Water's Edge at Deerfield:	\$203/sq. ft.	Deerfield Beach:	\$222/sq. ft.
Deerfield Beach:	\$222/sq. ft.	Broward:	\$334/sq. ft.

## Inventory for Sale

Water's Edge at Deerfield: 5%  
 Deerfield Beach: 5%  
 Broward: 5%



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

Water's Edge at Deerfield	47 days
Deerfield Beach	65 days
Broward	78 days