

# Unit 7717 Paddock PI - Saddle Bridge

7717 Paddock PI - 4604-4665 Windmill Ln, Davie, FL, Broward 33328

## Unit Information

MLS Number: A11886000  
Status: Active  
Size: 1,600 Sq ft.  
Bedrooms: 2  
Full Bathrooms: 2  
Half Bathrooms: 0  
Parking Spaces: 2 Or More Spaces, Additional Spaces Available  
  
View:  
List Price: \$450,000  
List PPSF: \$281  
Valuated Price: \$443,000  
Valuated PPSF: \$277

*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: 106  
Number of active listings for rent: 0  
Number of active listings for sale: 5  
Building inventory for sale: 4%  
Number of sales over the last 12 months: 7  
Number of sales over the last 6 months: 1  
Number of sales over the last 3 months: 0

## Building Association Information

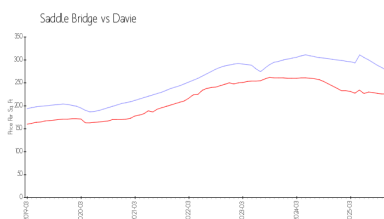
Saddle Bridge HOA  
c/o GRS Community Management  
3900 Woodlake Blvd. Suite 309,  
Lake Worth, FL 33463  
TEL: 561-641-8554  
FAX: 561-641-9448

<https://www.grsmgt.com/association/saddle-bridge-hoa/>

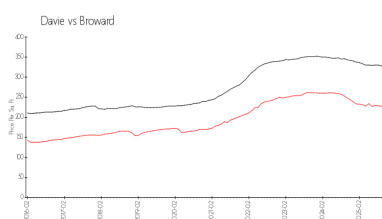
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,696 sq ft	Aug 2025	\$480,000	\$283
4762	1,704 sq ft	May 2025	\$540,000	\$317
4756	1,696 sq ft	May 2025	\$525,000	\$310
4750	1,600 sq ft	May 2025	\$490,000	\$306
	1,600 sq ft	Apr 2025	\$450,000	\$281
	1,704 sq ft	Apr 2025	\$525,000	\$308
7781	1,696 sq ft	Apr 2025	\$498,000	\$294

## Market Information

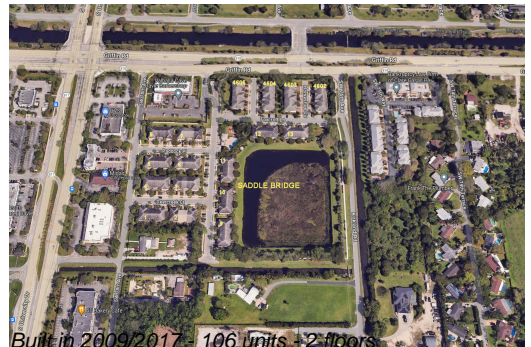


Saddle Bridge: \$277/sq. ft.  
Davie: \$226/sq. ft.



Davie: \$311/sq. ft.  
Broward: \$226/sq. ft.

## Inventory for Sale



Saddle Bridge	5%
Davie	3%
Broward	4%

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

Saddle Bridge	99 days
Davie	74 days
Broward	88 days