

# Unit 2309 S Cypress Bend Dr # 311 - Cypress Bend I A

2309 S Cypress Bend Dr # 311 - 2305 S Cypress Bend Dr, Pompano Beach, FL, Broward 33069

## Unit Information

MLS Number:	A11917491
Status:	Active
Size:	1,450 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking,Guest Parking
View:	Lagoon,Pool Area View
Rental Price:	\$2,200
List PPSF:	\$2
Valuated Price:	\$248,000
Valuated PPSF:	\$171

*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

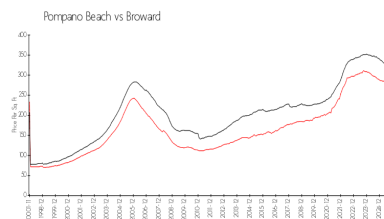
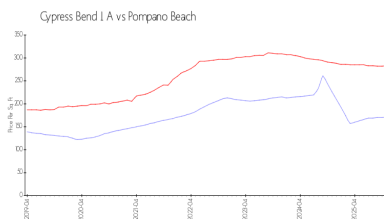
Number of units:	97
Number of active listings for rent:	0
Number of active listings for sale:	9
Building inventory for sale:	9%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

## Building Association Information

Cypress Bend I  
KW Property Management & Consulting  
8200 NW 33rd Street, Suite 300  
Miami, FL 33122  
estoppels@kwpmc.com  
(305) 476-9188

<https://kwpmc.com/property/cypress-bend-condominium-i/>

## Market Information



Cypress Bend I A: \$171/sq. ft.  
Pompano Beach: \$283/sq. ft.

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Broward: \$311/sq. ft.

## Inventory for Sale

Cypress Bend I A	9%
Pompano Beach	3%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Cypress Bend I A	153 days
Pompano Beach	88 days
Broward	88 days

