

# Unit 3450 Blue Lake Dr # 305 - Blue Lake Apts (A,B,C,D&E)

3450 Blue Lake Dr # 305 - 3400 Blue Lake Dr, Pompano Beach, FL, Broward 33064

## Unit Information

MLS Number: B26005504  
 Status: Active  
 Size: 850 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: Assigned, Carport  
 View: Lake, Water  
 List Price: \$169,900  
 List PPSF: \$200  
 Valuated Price: \$151,000  
 Valuated PPSF: \$178

*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: 140  
 Number of active listings for rent: 0  
 Number of active listings for sale: 11  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 11  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 2

## Building Association Information

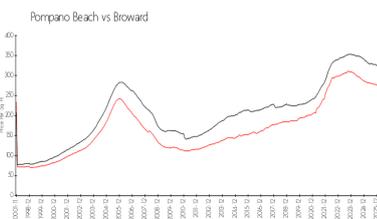
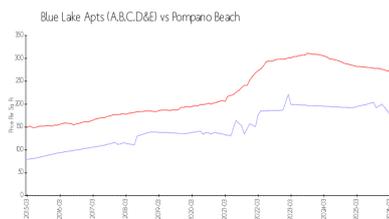
Blue Lake Apt Condo  
 3500 Blue Lake Dr  
 Pompano Beach, FL 33064  
 (954) 941-3387

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
304	1,150 sq ft	Mar 2026	\$187,000	\$163
304	1,150 sq ft	Mar 2026	\$187,000	\$163
302	1,150 sq ft	Dec 2025	\$230,000	\$200
302	1,150 sq ft	Dec 2025	\$230,000	\$200
501	850 sq ft	Oct 2025	\$162,000	\$191

## Market Information



Blue Lake Apts (A,B,C,D&E):	\$177/sq. ft.	Pompano Beach:	\$272/sq. ft.
Pompano Beach:	\$272/sq. ft.	Broward:	\$306/sq. ft.

## Inventory for Sale

Blue Lake Apts (A,B,C,D&E) 8%  
 Pompano Beach 6%



Broward

6%

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

Blue Lake Apts (A,B,C,D&E)

91 days

Pompano Beach

89 days

Broward

89 days