

Unit 1701 Andros Isle # E3 - Andros Village (A B C D & E)

1701 Andros Isle # E3 - 1701 Andros Isle, Coconut Creek, FL, Broward 33066

Unit Information

| | |
|-----------------|------------------------|
| MLS Number: | F10416819 |
| Status: | Active |
| Size: | 1,275 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 1 Space, Guest Parking |
| View: | Lake |
| List Price: | \$242,000 |
| List PPSF: | \$190 |
| Valuated Price: | \$212,000 |
| Valuated PPSF: | \$183 |

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: | 248 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 6 |
| Building inventory for sale: | 2% |
| Number of sales over the last 12 months: | 14 |
| Number of sales over the last 6 months: | 4 |
| Number of sales over the last 3 months: | 0 |

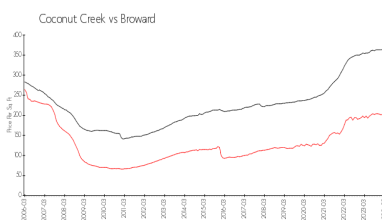
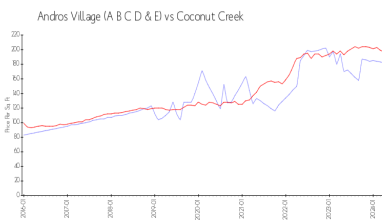
Building Association Information

Andros Village
 Condominium Association, Inc.
 Address: 1310 Ave of the Stars,
 Coconut Creek, FL 33066
 Wynmoor Community Council, Inc.
 1310 Avenue of the Stars
 Coconut Creek, Florida 33066
 954-978-2600

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| G1 | 1,275 sq ft | Jan 2024 | \$280,000 | \$220 |
| F1 | 1,157 sq ft | Dec 2023 | \$134,500 | \$116 |
| E2 | 1,350 sq ft | Dec 2023 | \$179,000 | \$133 |
| K-2 | | Nov 2023 | \$215,000 | |
| B1 | 1,350 sq ft | Nov 2023 | \$237,000 | \$176 |

Market Information



Andros Village (A B C D & E): \$182/sq. ft.
 Coconut Creek: \$197/sq. ft.

Coconut Creek: \$197/sq. ft.
 Broward: \$348/sq. ft.



Inventory for Sale

| | |
|------------------------------|----|
| Andros Village (A B C D & E) | 2% |
| Coconut Creek | 2% |
| Broward | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|------------------------------|---------|
| Andros Village (A B C D & E) | 81 days |
| Coconut Creek | 63 days |
| Broward | 67 days |