

# Unit 8307 Coral Lake Mnr - Crescent Cove

8307 Coral Lake Mnr - 3184-8455 Coral Lake Wy, Coral Springs, FL, Broward 33065

## Unit Information

|                 |                        |
|-----------------|------------------------|
| MLS Number:     | F10427588              |
| Status:         | Active                 |
| Size:           | 910 Sq ft.             |
| Bedrooms:       | 2                      |
| Full Bathrooms: | 2                      |
| Half Bathrooms: | 0                      |
| Parking Spaces: | 1 Space, Guest Parking |
| View:           | Garden View            |
| List Price:     | \$259,000              |
| List PPSF:      | \$285                  |
| Valuated Price: | \$246,000              |
| Valuated PPSF:  | \$270                  |

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:                         | 260 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 1   |
| Building inventory for sale:             | 0%  |
| Number of sales over the last 12 months: | 3   |
| Number of sales over the last 6 months:  | 0   |
| Number of sales over the last 3 months:  | 0   |

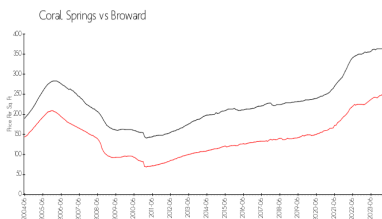
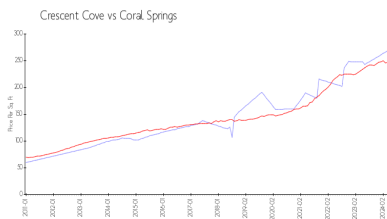
## Building Association Information

Crescent Cove Condominium Association  
 8300 Coral Lake Ln  
 Coral Springs, FL 33065  
 Phone number (954) 345-9227

## Recent Sales

| Unit # | Size      | Closing Date | Sale Price | PPSF  |
|--------|-----------|--------------|------------|-------|
| 3290   | 720 sq ft | Jun 2023     | \$175,500  | \$244 |
|        | 910 sq ft | May 2023     | \$225,000  | \$247 |
| 3203   | 910 sq ft | May 2023     | \$220,000  | \$242 |

## Market Information



|                |               |                |               |
|----------------|---------------|----------------|---------------|
| Crescent Cove: | \$269/sq. ft. | Coral Springs: | \$247/sq. ft. |
| Coral Springs: | \$247/sq. ft. | Broward:       | \$348/sq. ft. |

## Inventory for Sale

|               |    |
|---------------|----|
| Crescent Cove | 0% |
| Coral Springs | 2% |
| Broward       | 3% |

## Avg. Time to Close Over Last 12 Months



Crescent Cove  
Coral Springs  
Broward

27 days  
45 days  
66 days