

# Unit 5860 W Sample Rd # 204 - El Ad Poinciana

5860 W Sample Rd # 204 - 5800 W Sample Rd, Coral Springs, FL, Broward 33067

## Unit Information

MLS Number:	F10434759
Status:	Active
Size:	1,315 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Guest Parking
View:	
Rental Price:	\$3,400
List PPSF:	\$3
Valuated Price:	\$361,000
Valuated PPSF:	\$275

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.

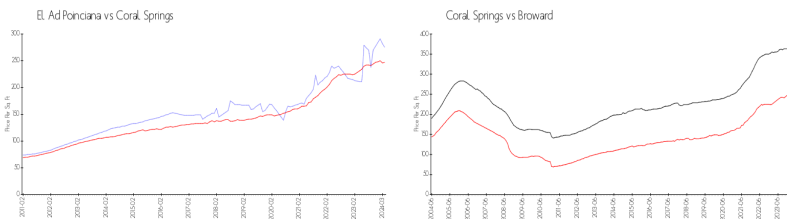
## Building Information

Number of units:	222
Number of active listings for rent:	0
Number of active listings for sale:	8
Building inventory for sale:	3%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	4

## Building Association Information

El-Ad Poinciana  
 Condominium Association, Inc  
 5665 Coral Ridge Drive  
 Coral Springs, FL 33076  
 Phone: (954) 346-0677

## Market Information



El Ad Poinciana:	\$275/sq. ft.	Coral Springs:	\$247/sq. ft.
Coral Springs:	\$247/sq. ft.	Broward:	\$348/sq. ft.

## Inventory for Sale

El Ad Poinciana	4%
Coral Springs	2%
Broward	3%

## Avg. Time to Close Over Last 12 Months

El Ad Poinciana	40 days
Coral Springs	44 days
Broward	67 days

