

# Unit 3404 Bimini Ln # N4 - Bimini Village

3404 Bimini Ln # N4 - 3401 Bimini Ln, Coconut Creek, FL, Broward 33066

## Unit Information

MLS Number:	F10448634
Status:	Active
Size:	1,162 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Garden View,Golf View
List Price:	\$275,000
List PPSF:	\$237
Valuated Price:	\$177,000
Valuated PPSF:	\$159

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:	376
Number of active listings for rent:	0
Number of active listings for sale:	11
Building inventory for sale:	2%
Number of sales over the last 12 months:	20
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	2

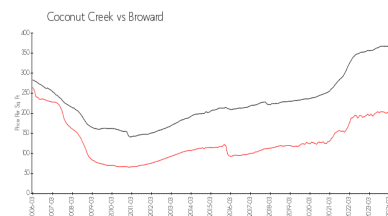
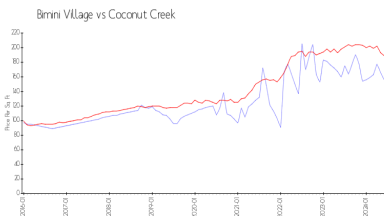
## Building Association Information

Bimini Village Condominium Association  
 1310 Avenue Of The Stars  
 Coconut Creek, FL 33066  
 Phone: (954) 978-2608

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
D1	1,362 sq ft	Jun 2024	\$170,000	\$125
J3	844 sq ft	May 2024	\$128,509	\$152
M4	1,115 sq ft	Apr 2024	\$172,000	\$154
J3	1,285 sq ft	Apr 2024	\$205,000	\$160
N3	1,162 sq ft	Apr 2024	\$245,000	\$211

## Market Information



Bimini Village: \$156/sq. ft.  
 Coconut Creek: \$189/sq. ft.

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 Broward: \$349/sq. ft.

## Inventory for Sale

Bimini Village	3%
Coconut Creek	3%
Broward	4%



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

Bimini Village	50 days
Coconut Creek	62 days
Broward	70 days