

Unit 7644 Foxcroft Ln - Saddle Bridge

7644 Foxcroft Ln - 4604-4665 Windmill Ln, Davie, FL, Broward 33328

Unit Information

MLS Number:	F10450137
Status:	Active Under Contract
Size:	1,704 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces, Guest Parking
View:	Lake, Water View
List Price:	\$550,000
List PPSF:	\$323
Valuated Price:	\$521,000
Valuated PPSF:	\$306

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:	106
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	2%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

Building Association Information

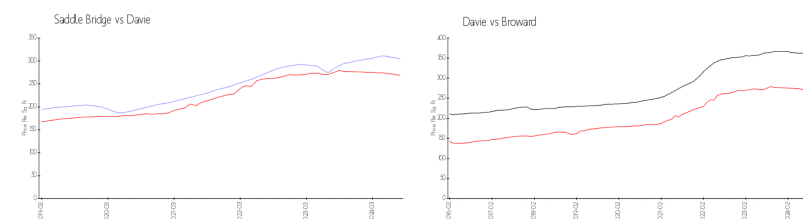
Saddle Bridge HOA
c/o GRS Community Management
3900 Woodlake Blvd. Suite 309,
Lake Worth, FL 33463
TEL: 561-641-8554
FAX: 561-641-9448

<https://www.grsmgt.com/association/saddle-bridge-hoa/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,724 sq ft	Aug 2024	\$520,000	\$302
7774	1,600 sq ft	Aug 2024	\$495,000	\$309
7752	1,704 sq ft	May 2024	\$530,000	\$311
	1,724 sq ft	Oct 2023	\$500,000	\$290
	1,938 sq ft	Oct 2023	\$480,000	\$248

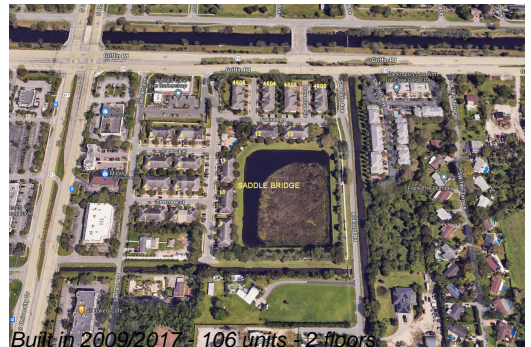
Market Information



Saddle Bridge: \$305/sq. ft.
Davie: \$268/sq. ft.

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Broward: \$346/sq. ft.

Inventory for Sale



Saddle Bridge	3%
Davie	2%
Broward	4%

Avg. Time to Close Over Last 12 Months

Saddle Bridge	20 days
Davie	69 days
Broward	72 days