

Unit 8434 Blue Cove Way - Town Parc at MiraLago

8434 Blue Cove Way - 9571-9637 Town Parc Cir S, Parkland, FL, Broward 33076

Unit Information

MLS Number:	F10450846
Status:	Active Under Contract
Size:	1,714 Sq ft.
Bedrooms:	4
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	Other View
List Price:	\$579,000
List PPSF:	\$338
Valuated Price:	\$523,000
Valuated PPSF:	\$305

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:	229
Number of active listings for rent:	0
Number of active listings for sale:	7
Building inventory for sale:	3%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	7

Building Association Information

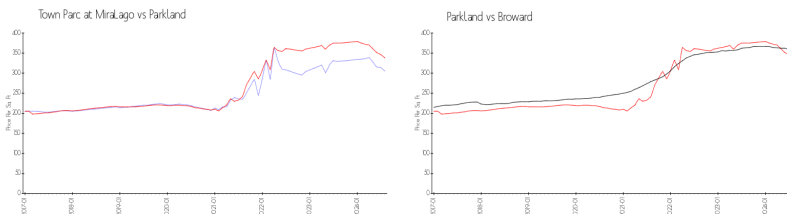
Lennar at MiraLago at Parkland
 Address: 10320 Peninsula Place, Parkland, FL 33076
 Phone: +1 954-369-0078

<https://web.mmilive.net/miralago/Home.aspx>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	2,230 sq ft	Sep 2024	\$615,000	\$276
9594	2,030 sq ft	Aug 2024	\$650,000	\$320
	2,030 sq ft	Aug 2024	\$615,000	\$303
9610	2,808 sq ft	Jul 2024	\$640,000	\$228
9637	1,950 sq ft	Jul 2024	\$645,000	\$331
0	1,967 sq ft	Jul 2024	\$635,000	\$323

Market Information



Town Parc at MiraLago:	\$305/sq. ft.	Parkland:	\$338/sq. ft.
Parkland:	\$338/sq. ft.	Broward:	\$346/sq. ft.

Inventory for Sale



Town Parc at MiraLago	3%
Parkland	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

Town Parc at MiraLago	44 days
Parkland	52 days
Broward	72 days