

# Unit 1704 Andros Isle # E1 - Andros Village (A B C D & E)

1704 Andros Isle # E1 - 1701 Andros Isle, Coconut Creek, FL, Broward 33066

## Unit Information

MLS Number:	F10467623
Status:	Active
Size:	1,275 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking, Guest Parking
View:	Garden View, Lake, Water View
List Price:	\$279,000
List PPSF:	\$219
Valuated Price:	\$185,000
Valuated PPSF:	\$160

*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:	248
Number of active listings for rent:	0
Number of active listings for sale:	6
Building inventory for sale:	2%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

## Building Association Information

Andros Village  
 Condominium Association, Inc.  
 Address: 1310 Ave of the Stars,  
 Coconut Creek, FL 33066  
 Wynmoor Community Council, Inc.  
 1310 Avenue of the Stars  
 Coconut Creek, Florida 33066  
 954-978-2600

## Recent Sales

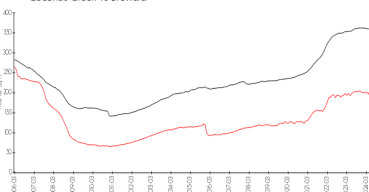
Unit #	Size	Closing Date	Sale Price	PPSF
H1	1,275 sq ft	Nov 2024	\$225,000	\$176
E-3	1,275 sq ft	Aug 2024	\$215,000	\$169
C1	1,225 sq ft	Aug 2024	\$325,000	\$265
O-4		Jul 2024	\$265,000	
O1	1,346 sq ft	Jun 2024	\$232,500	\$173

## Market Information

Andros Village (A B C D & E) vs Coconut Creek



Coconut Creek vs Broward



Andros Village (A B C D & E): \$162/sq. ft.

Coconut Creek: \$185/sq. ft.

Coconut Creek: \$185/sq. ft.

Broward: \$339/sq. ft.

## Inventory for Sale

Andros Village (A B C D & E) 2%



Coconut Creek	4%
Broward	4%

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

Andros Village (A B C D & E)	104 days
Coconut Creek	66 days
Broward	74 days