

# Unit 3228 Coral Lake Ln - Crescent Cove

3228 Coral Lake Ln - 3184-8455 Coral Lake Wy, Coral Springs, FL, Broward 33065

## Unit Information

MLS Number: F10474157  
 Status: Active  
 Size: 978 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, 2 Or More Spaces  
 View: Garden View  
 List Price: \$237,000  
 List PPSF: \$242  
 Valuated Price: \$225,000  
 Valuated PPSF: \$247

*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: 260  
 Number of active listings for rent: 0  
 Number of active listings for sale: 2  
 Building inventory for sale: 0%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

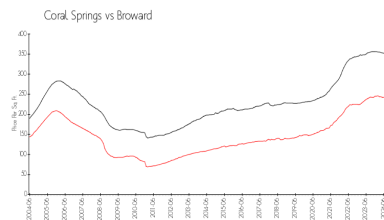
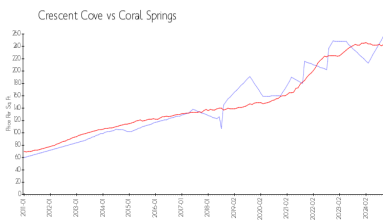
## Building Association Information

Crescent Cove Condominium Association  
 8300 Coral Lake Ln  
 Coral Springs, FL 33065  
 Phone number (954) 345-9227

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3219	910 sq ft	Oct 2024	\$235,000	\$258
3261	910 sq ft	Mar 2024	\$195,000	\$214
8452	910 sq ft	Mar 2024	\$195,000	\$214

## Market Information



Crescent Cove: \$249/sq. ft.      Coral Springs: \$240/sq. ft.  
 Coral Springs: \$240/sq. ft.      Broward: \$334/sq. ft.

## Inventory for Sale

Crescent Cove: 1%  
 Coral Springs: 2%  
 Broward: 5%

## Avg. Time to Close Over Last 12 Months

Crescent Cove: 29 days  
 Coral Springs: 47 days  
 Broward: 76 days

