

Unit 640 Cypress Club Way # B12 - Water's Edge at Deerfield

640 Cypress Club Way # B12 - 800-891 Cypress Park Wy, Deerfield Beach, FL, Broward 33064

Unit Information

MLS Number: F10549171
 Status: Active
 Size: 807 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned, Guest
 View: Other
 List Price: \$219,000
 List PPSF: \$271
 Valuated Price: \$191,000
 Valuated PPSF: \$237

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: 292
 Number of active listings for rent: 0
 Number of active listings for sale: 8
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 13
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 3

Building Association Information

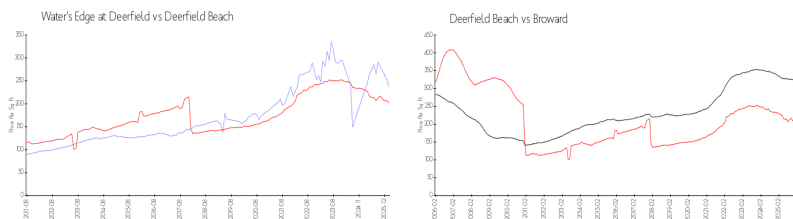
Water's Edge Condominium Association
 Address: 700 Cypress Club Way,
 Pompano Beach, FL 33064
 Phone: +1 954-425-0588

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
D21	974 sq ft	Feb 2026	\$214,000	\$220
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K20	974 sq ft	Jan 2026	\$249,000	\$256
F11	605 sq ft	Sep 2025	\$175,000	\$289
K	891 sq ft	Aug 2025	\$215,000	\$241

Market Information



Water's Edge at Deerfield:	\$237/sq. ft.	Deerfield Beach:	\$203/sq. ft.
Deerfield Beach:	\$203/sq. ft.	Broward:	\$306/sq. ft.

Inventory for Sale

Water's Edge at Deerfield 3%



Deerfield Beach	8%
Broward	6%

Avg. Time to Close Over Last 12 Months

Water's Edge at Deerfield	62 days
Deerfield Beach	88 days
Broward	89 days