

# Unit 1601 Abaco Dr # C1 - Abaco Village (A B C F G & H)

1601 Abaco Dr # C1 - 1601 Abaco Dr, Coconut Creek, FL, Broward 33066

## Unit Information

MLS Number:	RX-10981252
Status:	Active
Size:	1,225 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned, Deeded, Vehicle Restrictions
View:	Garden, Lake
Rental Price:	\$1,650
List PPSF:	\$1
Valuated Price:	\$168,000
Valuated PPSF:	\$137

*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.*

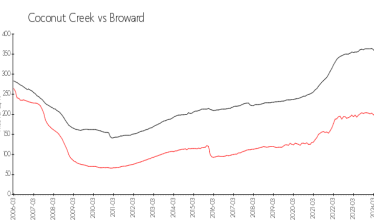
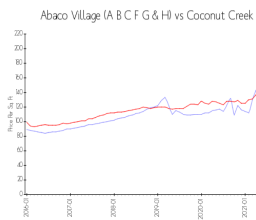
## Building Information

Number of units:	256
Number of active listings for rent:	0
Number of active listings for sale:	10
Building inventory for sale:	3%
Number of sales over the last 12 months:	18
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	1

## Building Association Information

Abaco Village Condo Association  
 1310 Avenue Of The Stars  
 Coconut Creek, FL 33066  
 Phone: (954) 978-2620

## Market Information



Abaco Village (A B C F G & H):	\$139/sq. ft.	Coconut Creek:	\$197/sq. ft.
Coconut Creek:	\$197/sq. ft.	Broward:	\$348/sq. ft.

## Inventory for Sale

Abaco Village (A B C F G & H)	4%
Coconut Creek	2%
Broward	3%

## Avg. Time to Close Over Last 12 Months

Abaco Village (A B C F G & H)	83 days
Coconut Creek	63 days
Broward	67 days

