

# Unit 651 Cypress Lake Blvd # G19 - Water's Edge at Deerfield

651 Cypress Lake Blvd # G19 - 800-891 Cypress Park Wy, Deerfield Beach, FL, Broward 33064

## Unit Information

MLS Number: RX-11004070  
 Status: Active  
 Size: 954 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 2+ Spaces, Assigned, Guest, Vehicle Restrictions  
 View: Other  
 List Price: \$225,000  
 List PPSF: \$236  
 Valuated Price: \$162,000  
 Valuated PPSF: \$201

*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: 5  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 0

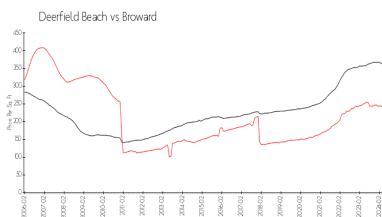
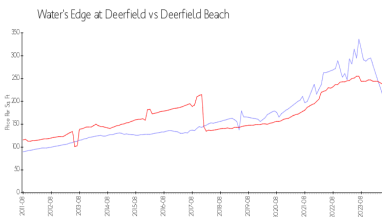
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
N14	807 sq ft	Apr 2024	\$235,000	\$291
O	954 sq ft	Apr 2024	\$237,000	\$248
L12	807 sq ft	Apr 2024	\$239,500	\$297
B	954 sq ft	Dec 2023	\$237,000	\$248
M1	954 sq ft	Nov 2023	\$235,000	\$246

## Market Information



Water's Edge at Deerfield:	\$200/sq. ft.	Deerfield Beach:	\$234/sq. ft.
Deerfield Beach:	\$234/sq. ft.	Broward:	\$349/sq. ft.

## Inventory for Sale

Water's Edge at Deerfield	2%
Deerfield Beach	3%
Broward	4%

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

Water's Edge at Deerfield	41 days
Deerfield Beach	63 days
Broward	70 days