

# Unit 8449 Lakeview Trl - Town Parc at MiraLago

8449 Lakeview Trl - 9571-9637 Town Parc Cir S, Parkland, FL, Broward 33076

## Unit Information

MLS Number:	A11538572
Status:	Active
Size:	1,875 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Guest Parking, Street Parking
View:	
List Price:	\$690,000
List PPSF:	\$368
Valuated Price:	\$635,000
Valuated PPSF:	\$339

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:	229
Number of active listings for rent:	0
Number of active listings for sale:	12
Building inventory for sale:	5%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

## Building Association Information

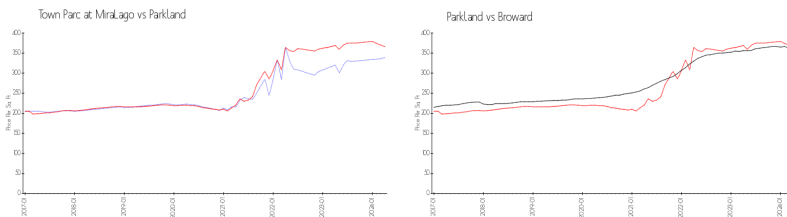
Lennar at MiraLago at Parkland  
 Address: 10320 Peninsula Place, Parkland, FL 33076  
 Phone: +1 954-369-0078

<https://web.mmilive.net/miralago/Home.aspx>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,875 sq ft	Apr 2024	\$634,900	\$339
	1,980 sq ft	Mar 2024	\$665,000	\$336
	1,875 sq ft	Feb 2024	\$590,000	\$315
	1,714 sq ft	Dec 2023	\$635,000	\$370
	1,875 sq ft	Nov 2023	\$650,000	\$347
	1,714 sq ft	Nov 2023	\$605,000	\$353

## Market Information



Town Parc at MiraLago:	\$339/sq. ft.	Parkland:	\$366/sq. ft.
Parkland:	\$366/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale



Town Parc at MiraLago	5%
Parkland	5%
Broward	4%

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

Town Parc at MiraLago	38 days
Parkland	50 days
Broward	67 days