

Unit 8434 Blue Cove Way - Town Parc at MiraLago

8434 Blue Cove Way - 9571-9637 Town Parc Cir S, Parkland, FL, Broward 33076

Unit Information

| | |
|-----------------|------------------|
| MLS Number: | F10412603 |
| Status: | Active |
| Size: | 2,033 Sq ft. |
| Bedrooms: | 4 |
| Full Bathrooms: | 3 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 2 Or More Spaces |
| View: | Other View |
| List Price: | \$605,000 |
| List PPSF: | \$298 |
| Valuated Price: | \$580,000 |
| Valuated PPSF: | \$338 |

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

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|--|-----|
| 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

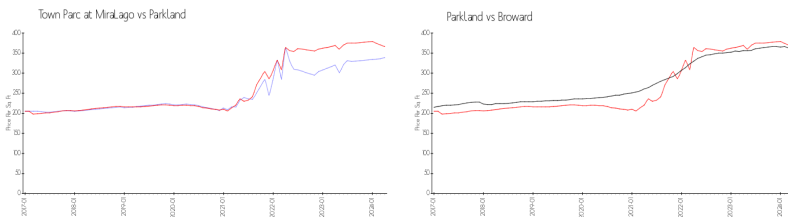
Lennar at MiraLago at Parkland
 Address: 10320 Peninsula Place, Parkland, FL 33076
 Phone: +1 954-369-0078

<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 |