

# Unit 8450 Lake Majesty Ln - Town Parc at MiraLago

8450 Lake Majesty Ln - 9571-9637 Town Parc Cir S, Parkland, FL, Broward 33076

## Unit Information

|                 |                   |
|-----------------|-------------------|
| MLS Number:     | F10427730         |
| Status:         | Active            |
| Size:           | 1,967 Sq ft.      |
| Bedrooms:       | 4                 |
| Full Bathrooms: | 3                 |
| Half Bathrooms: | 1                 |
| Parking Spaces: | Fee Simple Garage |
| View:           | Lake              |
| List Price:     | \$650,000         |
| List PPSF:      | \$330             |
| 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

|  |     |
|--|-----|
| Number of units:                         | 229 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 11  |
| Building inventory for sale:             | 4%  |
| 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

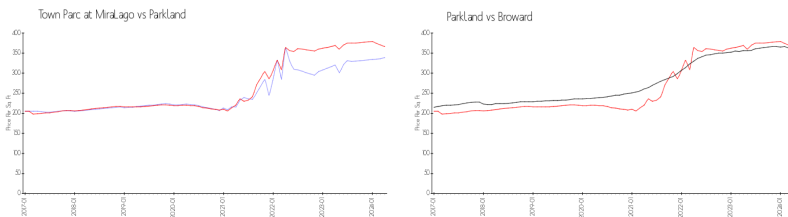
Lennar at MiraLago at Parkland  
 Address: 10320 Peninsula Place, Parkland, FL 33076  
 Phone: +1 954-369-0078

<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 |