

# Unit 3405 Bimini Ln # N1 - Bimini Village

3405 Bimini Ln # N1 - 3401 Bimini Ln, Coconut Creek, FL, Broward 33066

## Unit Information

MLS Number:	F10429197
Status:	Active
Size:	1,115 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking,Guest Parking
View:	Golf View
List Price:	\$229,900
List PPSF:	\$206
Valuated Price:	\$194,000
Valuated PPSF:	\$174

*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:	376
Number of active listings for rent:	0
Number of active listings for sale:	13
Building inventory for sale:	3%
Number of sales over the last 12 months:	26
Number of sales over the last 6 months:	12
Number of sales over the last 3 months:	5

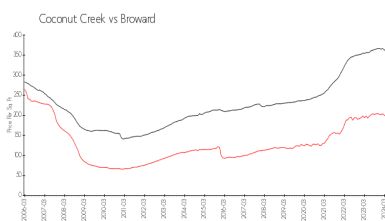
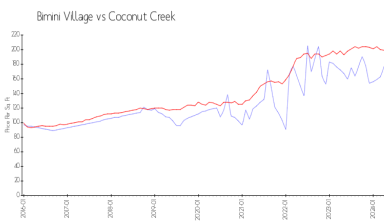
## Building Association Information

Bimini Village Condominium Association  
 1310 Avenue Of The Stars  
 Coconut Creek, FL 33066  
 Phone: (954) 978-2608

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
M4	1,115 sq ft	Apr 2024	\$172,000	\$154
J3	1,285 sq ft	Apr 2024	\$205,000	\$160
N3	1,162 sq ft	Apr 2024	\$245,000	\$211
F2	844 sq ft	Mar 2024	\$170,000	\$201
G4	844 sq ft	Feb 2024	\$117,000	\$139
E1	1,400 sq ft	Feb 2024	\$250,000	\$179
L1	1,162 sq ft	Feb 2024	\$175,000	\$151

## Market Information



Bimini Village:	\$177/sq. ft.	Coconut Creek:	\$199/sq. ft.
Coconut Creek:	\$199/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Bimini Village	3%
Coconut Creek	3%
Broward	4%



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

Bimini Village	54 days
Coconut Creek	61 days
Broward	67 days