

# Unit 1704 Andros Isle # J2 - Andros Village (A B C D & E)

1704 Andros Isle # J2 - 1701 Andros Isle, Coconut Creek, FL, Broward 33066

## Unit Information

MLS Number:	F10432460
Status:	Active
Size:	1,350 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space, Guest Parking
View:	Lake
List Price:	\$215,000
List PPSF:	\$159
Valuated Price:	\$237,000
Valuated PPSF:	\$193

*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:	248
Number of active listings for rent:	0
Number of active listings for sale:	7
Building inventory for sale:	2%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	0

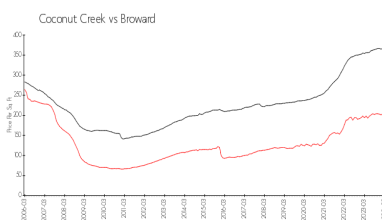
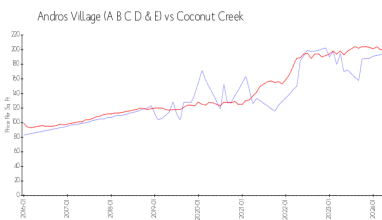
## Building Association Information

Andros Village  
 Condominium Association, Inc.  
 Address: 1310 Ave of the Stars,  
 Coconut Creek, FL 33066  
 Wynmoor Community Council, Inc.  
 1310 Avenue of the Stars  
 Coconut Creek, Florida 33066  
 954-978-2600

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
G1	1,275 sq ft	Jan 2024	\$280,000	\$220
F1	1,157 sq ft	Dec 2023	\$134,500	\$116
E2	1,350 sq ft	Dec 2023	\$179,000	\$133
K-2		Nov 2023	\$215,000	
B1	1,350 sq ft	Nov 2023	\$237,000	\$176

## Market Information



Andros Village (A B C D & E):  
 \$194/sq. ft.  
 Coconut Creek:  
 \$199/sq. ft.

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



### **Inventory for Sale**

Andros Village (A B C D & E)	3%
Coconut Creek	3%
Broward	4%

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

Andros Village (A B C D & E)	77 days
Coconut Creek	61 days
Broward	67 days