

# Unit 8435 Blue Cove Way - Town Parc at MiraLago

8435 Blue Cove Way - 9571-9637 Town Parc Cir S, Parkland, FL, Broward 33076

## Unit Information

MLS Number: F10542281  
 Status: Active  
 Size: 1,714 Sq ft.  
 Bedrooms: 4  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: Attached,Attached Garage,Garage,Garage  
 Door Opener,Guest  
 View: Garden  
 List Price: \$599,900  
 List PPSF: \$350  
 Valuated Price: \$521,000  
 Valuated PPSF: \$304

*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: 5  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 16  
 Number of sales over the last 6 months: 10  
 Number of sales over the last 3 months: 5

## Building Association Information

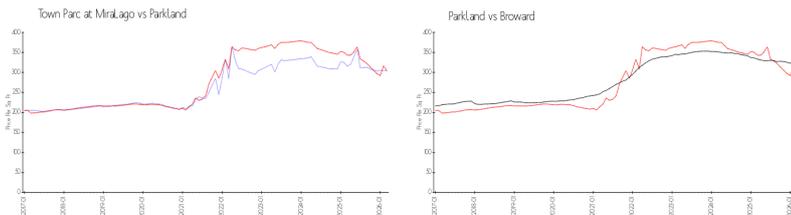
Lennar at MiraLago at Parkland  
 Address: 10320 Peninsula Place, Parkland, FL 33076  
 Phone: +1 954-369-0078

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,967 sq ft	Mar 2026	\$562,500	\$286
9596	1,875 sq ft	Mar 2026	\$525,000	\$280
	1,714 sq ft	Feb 2026	\$639,000	\$373
	1,714 sq ft	Jan 2026	\$639,000	\$373
	1,869 sq ft	Jan 2026	\$545,000	\$292
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	1,967 sq ft	Jan 2026	\$562,500	\$286

## Market Information



Town Parc at MiraLago:	\$304/sq. ft.	Parkland:	\$304/sq. ft.
Parkland:	\$304/sq. ft.	Broward:	\$306/sq. ft.

## Inventory for Sale



Town Parc at MiraLago	2%
Parkland	2%
Broward	6%

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

Town Parc at MiraLago	65 days
Parkland	66 days
Broward	89 days