

# Unit 1405 - Tao South

1405 - 2641 N Flamingo Rd, Sunrise, FL, Broward 33323

## Unit Information

MLS Number: A11527338  
 Status: Active  
 Size: 1,271 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 2  
 Parking Spaces:  
 View:  
 Rental Price: \$3,000  
 List PPSF: \$2  
 Valuated Price: \$340,000  
 Valuated PPSF: \$252

*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.*

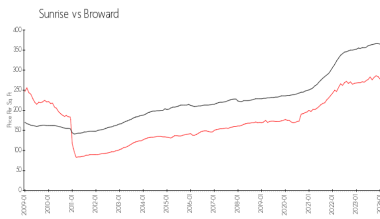
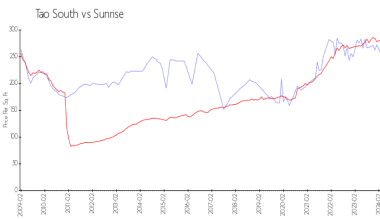
## Building Information

Number of units: 198  
 Number of active listings for rent: 3  
 Number of active listings for sale: 23  
 Building inventory for sale: 11%  
 Number of sales over the last 12 months: 40  
 Number of sales over the last 6 months: 18  
 Number of sales over the last 3 months: 9

## Building Association Information

Tao Condominium  
 (954) 837-0550

## Market Information



Tao South: \$268/sq. ft.      Sunrise: \$285/sq. ft.  
 Sunrise: \$285/sq. ft.      Broward: \$351/sq. ft.

## Inventory for Sale

Tao South: 12%  
 Sunrise: 3%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Tao South: 42 days  
 Sunrise: 56 days  
 Broward: 67 days

