

# Unit 7686 Trent Dr # 313 - Trent (Kings Point)

7686 Trent Dr # 313 - 7400-7906 Trent Dr, Tamarac, FL, Broward 33321

## Unit Information

MLS Number: A11572436  
 Status: Pending  
 Size: 1,450 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Guest Parking  
 View:  
 Rental Price: \$2,100  
 List PPSF: \$1  
 Valuated Price: \$213,000  
 Valuated PPSF: \$147

*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.*

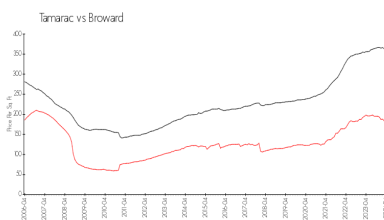
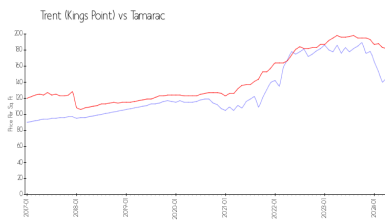
## Building Information

Number of units: 368  
 Number of active listings for rent: 0  
 Number of active listings for sale: 18  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 20  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 2

## Building Association Information

Kings Point in Tamarac  
 7620 Nob Hill Road, Tamarac,  
 FL 33321  
 Tel. (954)726-4120

## Market Information



Trent (Kings Point): \$146/sq. ft.  
 Tamarac: \$182/sq. ft.

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 Broward: \$351/sq. ft.

## Inventory for Sale

Trent (Kings Point) 5%  
 Tamarac 3%  
 Broward 4%

## Avg. Time to Close Over Last 12 Months

Trent (Kings Point) 44 days  
 Tamarac 56 days  
 Broward 67 days

