

# Unit 403 - La Cascade

403 - 615 Bayshore Dr, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number: F10412665  
 Status: Active  
 Size: 2,365 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 0  
 Parking Spaces: 2 Or More Spaces,Covered Parking  
 View: Intracoastal View,Water View  
 List Price: \$1,650,000  
 List PPSF: \$698  
 Valuated Price: \$1,560,000  
 Valuated PPSF: \$660

*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.*

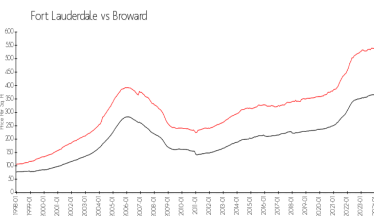
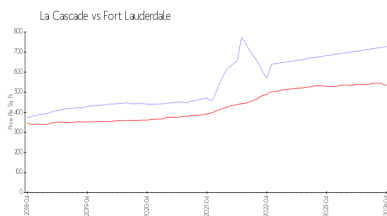
## Building Information

Number of units: 22  
 Number of active listings for rent: 0  
 Number of active listings for sale: 5  
 Building inventory for sale: 22%  
 Number of sales over the last 12 months: 1  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
103	2,526 sq ft	Feb 2024	\$1,950,000	\$772

## Market Information



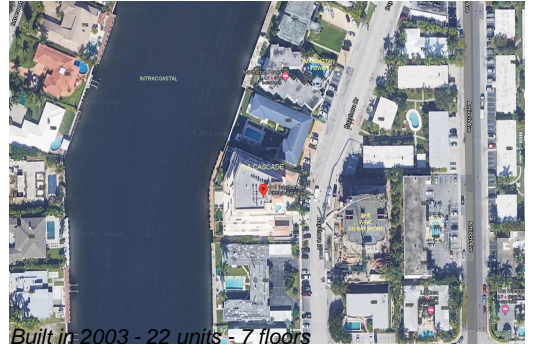
La Cascade:	\$727/sq. ft.	Fort Lauderdale:	\$533/sq. ft.
Fort Lauderdale:	\$533/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

La Cascade	23%
Fort Lauderdale	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months

La Cascade	121 days
Fort Lauderdale	76 days
Broward	67 days



Built in 2003 - 22 units - 7 floors