

# Unit 711 - Essex Tower

711 - 340 Sunset Dr, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number: F10416928  
 Status: Active  
 Size: 1,534 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned Parking,Covered Parking,Guest Parking  
 View: Intracoastal View,Ocean View  
 List Price: \$599,000  
 List PPSF: \$390  
 Valuated Price: \$534,000  
 Valuated PPSF: \$348

*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: 170  
 Number of active listings for rent: 0  
 Number of active listings for sale: 8  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 3

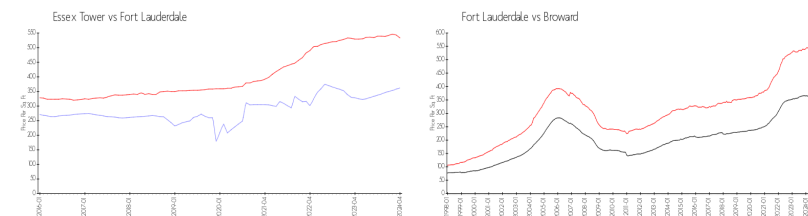
## Building Association Information

Essex Tower Condominium Association  
 340 Sunset Dr Apt 610  
 Fort Lauderdale, FL 33301  
 Phone number (954) 467-3311

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1503	1,218 sq ft	Apr 2024	\$456,000	\$374
710	1,610 sq ft	Apr 2024	\$550,000	\$342
1805	1,218 sq ft	Apr 2024	\$485,000	\$398
407	841 sq ft	Aug 2023	\$220,000	\$262
408	1,218 sq ft	Jul 2023	\$365,000	\$300

## Market Information



Essex Tower: \$362/sq. ft.  
 Fort Lauderdale: \$533/sq. ft.  
 Fort Lauderdale: \$533/sq. ft.  
 Broward: \$351/sq. ft.

## Inventory for Sale

Essex Tower: 5%  
 Fort Lauderdale: 4%  
 Broward: 4%



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

Essex Tower	84 days
Fort Lauderdale	76 days
Broward	67 days