

# Unit 401 - La Rive Intracoastal

401 - 715 Bayshore Dr, Fort Lauderdale, FL, Broward 33304



## Unit Information

MLS Number:	F10423076
Status:	Active
Size:	4,707 Sq ft.
Bedrooms:	4
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking,Guest Parking
View:	Intracoastal View
List Price:	\$3,375,000
List PPSF:	\$717
Valuated Price:	\$3,206,000
Valuated PPSF:	\$681

*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:	36
Number of active listings for rent:	0
Number of active listings for sale:	1
Building inventory for sale:	2%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

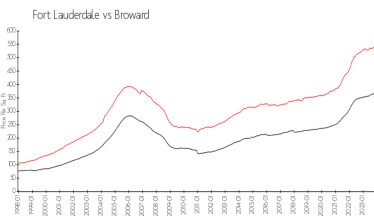
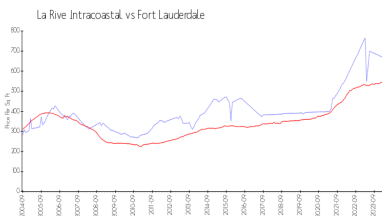
## Building Association Information

La Rive Condominium Association  
(954) 563-7656

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
503	2,680 sq ft	Mar 2024	\$1,035,000	\$386
501	3,083 sq ft	Jun 2023	\$1,900,000	\$616
705	1,733 sq ft	Jun 2023	\$1,284,000	\$741

## Market Information



La Rive Intracoastal: \$663/sq. ft.  
Fort Lauderdale: \$533/sq. ft.

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Broward: \$351/sq. ft.

## Inventory for Sale

La Rive Intracoastal	3%
Fort Lauderdale	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months

La Rive Intracoastal	94 days
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Fort Lauderdale  
Broward

76 days  
67 days