

# Unit 1404 - il Lugano

1404 - 3333 NE 32 Ave, Fort Lauderdale, FL, Broward 33305

## Unit Information

MLS Number:	F10428370
Status:	Active
Size:	4,187 Sq ft.
Bedrooms:	3
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking
View:	Intracoastal View
List Price:	\$2,495,000
List PPSF:	\$596
Valuated Price:	\$2,323,000
Valuated PPSF:	\$555

*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.*

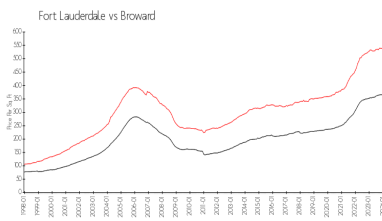
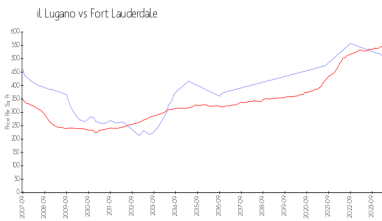
## Building Information

Number of units:	23
Number of active listings for rent:	1
Number of active listings for sale:	2
Building inventory for sale:	8%
Number of sales over the last 12 months:	0
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

## Building Association Information

il Lugano Condominium  
(954) 564-4400

## Market Information



il Lugano:	\$510/sq. ft.	Fort Lauderdale:	\$533/sq. ft.
Fort Lauderdale:	\$533/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

il Lugano	9%
Fort Lauderdale	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months

il Lugano	n/a
Fort Lauderdale	76 days
Broward	67 days

