

Unit 4 - Fusion Gardens

4 - 1455 Fusion Gardens, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number:	F10429105
Status:	Active
Size:	1,012 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces,Assigned Parking
View:	Garden View
List Price:	\$299,000
List PPSF:	\$295
Valuated Price:	\$284,000
Valuated PPSF:	\$281

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:	50
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:	1
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

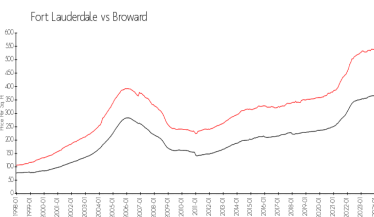
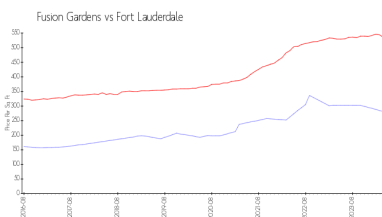
Building Association Information

Fusion
 Address: 1455 Holly Heights Dr,
 Fort Lauderdale, FL 33304

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
19	1,012 sq ft	Oct 2023	\$306,000	\$302

Market Information



Fusion Gardens:	\$281/sq. ft.	Fort Lauderdale:	\$533/sq. ft.
Fort Lauderdale:	\$533/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

Fusion Gardens	2%
Fort Lauderdale	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

Fusion Gardens	9 days
Fort Lauderdale	76 days
Broward	67 days

