

Unit 3109 - Water Garden

3109 - 347 N New River Dr, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number: A11210318
 Status: Active
 Size: 1,469 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: Assigned Parking
 View: Canal, Garden View, Intracoastal View, Ocean View
 Rental Price: \$6,700
 List PPSF: \$5
 Valuated Price: \$982,000
 Valuated PPSF: \$668

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.

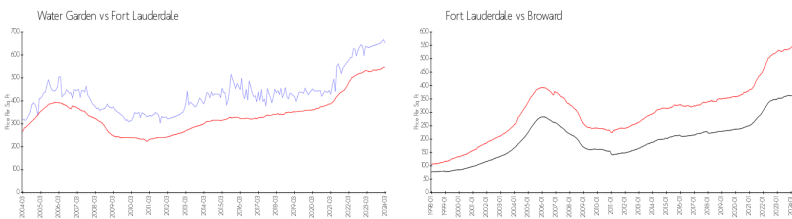
Building Information

Number of units: 315
 Number of active listings for rent: 8
 Number of active listings for sale: 11
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 13
 Number of sales over the last 6 months: 9
 Number of sales over the last 3 months: 4

Building Association Information

Water Garden Condo Association
 954-525-5535

Market Information



Water Garden: \$651/sq. ft. Fort Lauderdale: \$547/sq. ft.
 Fort Lauderdale: \$547/sq. ft. Broward: \$349/sq. ft.

Inventory for Sale

Water Garden: 3%
 Fort Lauderdale: 4%
 Broward: 3%

Avg. Time to Close Over Last 12 Months

Water Garden: 81 days
 Fort Lauderdale: 75 days
 Broward: 66 days

