

Unit 3109 - Water Garden

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

Unit Information

MLS Number:	A11210318
Status:	Withdrawn
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:	\$911,000
Valuated PPSF:	\$620

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.

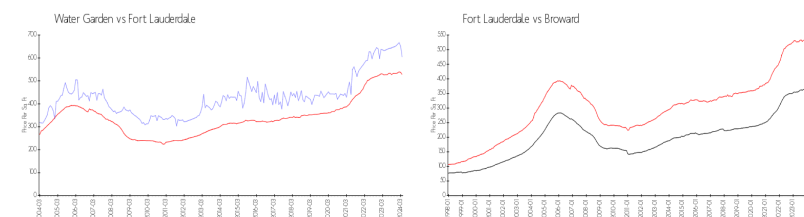
Building Information

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:	12
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:	\$604/sq. ft.	Fort Lauderdale:	\$528/sq. ft.
Fort Lauderdale:	\$528/sq. ft.	Broward:	\$348/sq. ft.

Inventory for Sale

Water Garden	3%
Fort Lauderdale	4%
Broward	3%

Avg. Time to Close Over Last 12 Months

Water Garden	78 days
Fort Lauderdale	76 days
Broward	66 days

