

# Unit 41-402 - Aquamar Las Olas

41-402 - 21 Isle of Venice Dr, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number: A11511894  
 Status: Active  
 Size: 2,531 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking  
 View:  
 List Price: \$2,750,000  
 List PPSF: \$1,087  
 Valuated Price: \$2,661,000  
 Valuated PPSF: \$1,051

*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: 20  
 Number of active listings for rent: 0  
 Number of active listings for sale: 4  
 Building inventory for sale: 20%  
 Number of sales over the last 12 months: 2  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

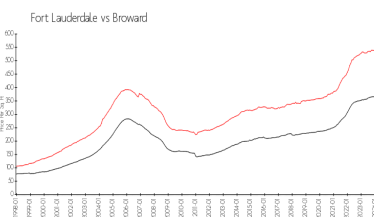
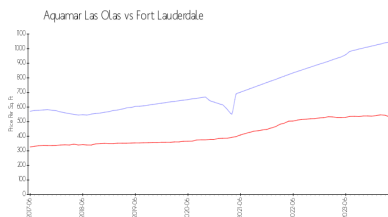
## Building Association Information

Aquamar  
 Address: 90 Isle of Venice Dr,  
 Fort Lauderdale, FL 33301,

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
401	3,439 sq ft	Jul 2023	\$3,395,000	\$987
201	3,308 sq ft	Jun 2023	\$3,125,000	\$945

## Market Information



Aquamar Las Olas: \$1046/sq. ft.  
 Fort Lauderdale: \$533/sq. ft.

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 Broward: \$351/sq. ft.

## Inventory for Sale

Aquamar Las Olas: 20%  
 Fort Lauderdale: 4%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Aquamar Las Olas: 41 days



Fort Lauderdale  
Broward

76 days  
67 days