

# Unit 12 - Terraces of the Isle

12 - 110 Hendricks Isle Dr, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number:	A11516473
Status:	Active
Size:	2,840 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	Guest Parking
View:	Canal, Other View
Rental Price:	\$9,900
List PPSF:	\$3
Valuated Price:	\$1,792,000
Valuated PPSF:	\$631

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.

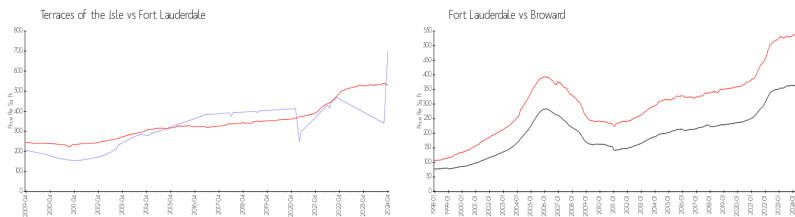
## Building Information

Number of units:	14
Number of active listings for rent:	0
Number of active listings for sale:	1
Building inventory for sale:	7%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

## Building Association Information

TERRACES OF THE ISLES  
 OWNER ASSOCIATION, INC  
 AMORELLO PROPERTY MGMT GROUP INC  
 PHONE 954-476-6767

## Market Information



Terraces of the Isle:	\$701/sq. ft.	Fort Lauderdale:	\$528/sq. ft.
Fort Lauderdale:	\$528/sq. ft.	Broward:	\$348/sq. ft.

## Inventory for Sale

Terraces of the Isle	7%
Fort Lauderdale	4%
Broward	3%

## Avg. Time to Close Over Last 12 Months

Terraces of the Isle	26 days
Fort Lauderdale	76 days
Broward	66 days

