

# Unit 112 Lake Emerald Dr # 109 - Lake Emerald 3

112 Lake Emerald Dr # 109 - 111 Lake Emerald Dr, Oakland Park, FL, Broward 33309

## Unit Information

|                 |            |
|-----------------|------------|
| MLS Number:     | A11525001  |
| Status:         | Active     |
| Size:           | 920 Sq ft. |
| Bedrooms:       | 2          |
| Full Bathrooms: | 2          |
| Half Bathrooms: |            |
| Parking Spaces: | 1 Space    |
| View:           |            |
| List Price:     | \$240,000  |
| List PPSF:      | \$261      |
| Valuated Price: | \$206,000  |
| Valuated PPSF:  | \$224      |

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:                         | 70 |
| Number of active listings for rent:      | 0  |
| Number of active listings for sale:      | 3  |
| Building inventory for sale:             | 4% |
| Number of sales over the last 12 months: | 6  |
| Number of sales over the last 6 months:  | 1  |
| Number of sales over the last 3 months:  | 1  |

## Building Association Information

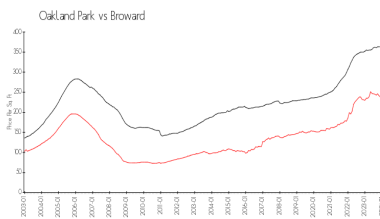
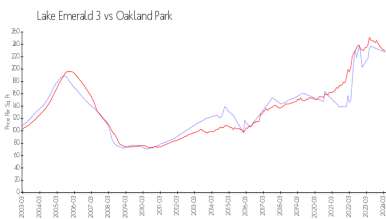
Lake Emerald  
954 - 484 - 1786

<http://www.lakeemerald.com/>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 303    | 920 sq ft   | Mar 2024     | \$255,000  | \$277 |
| 205    | 1,120 sq ft | Jun 2023     | \$222,000  | \$198 |
| 307    | 920 sq ft   | Jun 2023     | \$240,000  | \$261 |
| 109    | 920 sq ft   | Jun 2023     | \$214,500  | \$233 |
| 109    | 920 sq ft   | Jun 2023     | \$230,000  | \$250 |

## Market Information

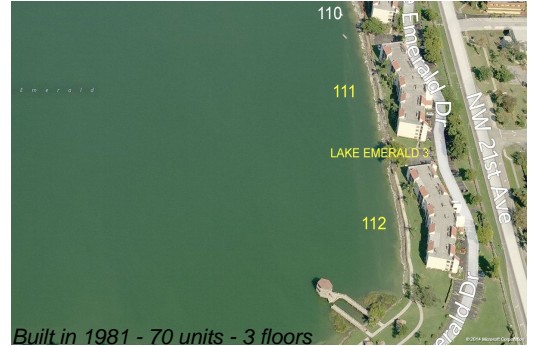


Lake Emerald 3: \$227/sq. ft.  
Oakland Park: \$229/sq. ft.

Oakland Park: \$229/sq. ft.  
Broward: \$348/sq. ft.

## Inventory for Sale

|                |    |
|----------------|----|
| Lake Emerald 3 | 4% |
| Oakland Park   | 4% |



Broward

3%

**Avg. Time to Close Over Last 12 Months**

Lake Emerald 3

27 days

Oakland Park

45 days

Broward

66 days