

Unit 413 - Villas de Tuscany

413 - 701-785 SW 148 Ave, Sunrise, FL, Broward 33325

Unit Information

MLS Number: A11538836
 Status: Active
 Size: 1,409 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 3
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Guest Parking
 View:
 List Price: \$375,000
 List PPSF: \$266
 Valuated Price: \$322,000
 Valuated PPSF: \$229

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: 234
 Number of active listings for rent: 0
 Number of active listings for sale: 5
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 10
 Number of sales over the last 6 months: 7
 Number of sales over the last 3 months: 3

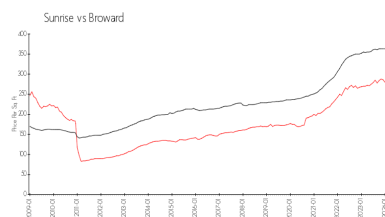
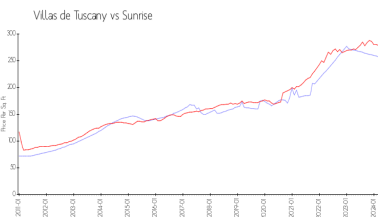
Building Association Information

Villas de Tuscany Condo Association
 731 SW 148th Ave
 Davie, FL 33325
 (954) 236-5441

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
101	1,034 sq ft	Apr 2024	\$340,000	\$329
1211	1,068 sq ft	Mar 2024	\$280,000	\$262
1611	1,311 sq ft	Mar 2024	\$320,000	\$244
301		Nov 2023	\$350,000	
1208	1,068 sq ft	Nov 2023	\$282,000	\$264
1503	1,409 sq ft	Nov 2023	\$389,000	\$276
209	1,285 sq ft	Nov 2023	\$325,000	\$253

Market Information



Villas de Tuscany: \$221/sq. ft.
 Sunrise: \$282/sq. ft.
 Sunrise: \$282/sq. ft.
 Broward: \$348/sq. ft.

Inventory for Sale

Villas de Tuscany: 2%
 Sunrise: 3%



Broward

3%

Avg. Time to Close Over Last 12 Months

Villas de Tuscany

61 days

Sunrise

55 days

Broward

66 days