

# Unit 40 - Fusion Gardens

40 - 1455 Fusion Gardens, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number:	A11540325
Status:	Active
Size:	1,012 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Spaces
View:	
Rental Price:	\$2,350
List PPSF:	\$2
Valuated Price:	\$284,000
Valuated PPSF:	\$281

*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.*

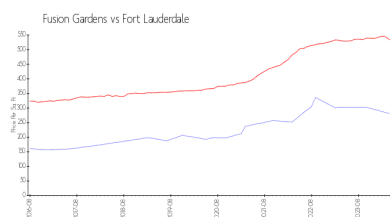
## Building Information

Number of units:	50
Number of active listings for rent:	0
Number of active listings for sale:	1
Building inventory for sale:	2%
Number of sales over the last 12 months:	1
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

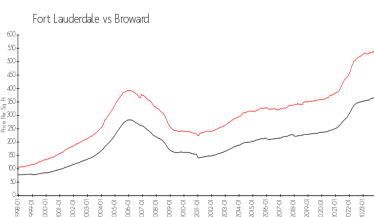
## Building Association Information

Fusion  
Address: 1455 Holly Heights Dr,  
Fort Lauderdale, FL 33304

## Market Information



Fusion Gardens: \$281/sq. ft.  
Fort Lauderdale: \$533/sq. ft.



Fort Lauderdale: \$533/sq. ft.  
Broward: \$351/sq. ft.

## Inventory for Sale

Fusion Gardens	2%
Fort Lauderdale	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Fusion Gardens	9 days
Fort Lauderdale	76 days
Broward	67 days

