

# Unit 804 - Villas de Tuscany

804 - 701-785 SW 148 Ave, Sunrise, FL, Broward 33325

## Unit Information

MLS Number: A11542030  
 Status: Active  
 Size: 1,212 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces  
 View:  
 List Price: \$339,800  
 List PPSF: \$280  
 Valuated Price: \$277,000  
 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: 6  
 Number of sales over the last 3 months: 3

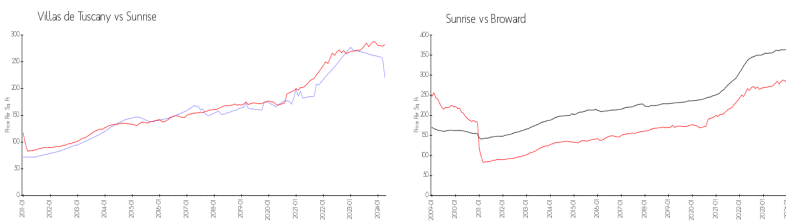
## Building Association Information

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