

# Unit 1205 Belmont Ln - Belmont at North Lauderdale

1205 Belmont Ln - 101-2712 Belmont Ln, North Lauderdale, FL, Broward 33068

## Unit Information

MLS Number:	A11555093
Status:	Pending
Size:	1,162 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$255,000
List PPSF:	\$219
Valuated Price:	\$258,000
Valuated PPSF:	\$222

*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:	302
Number of active listings for rent:	0
Number of active listings for sale:	0
Building inventory for sale:	0%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

## Building Association Information

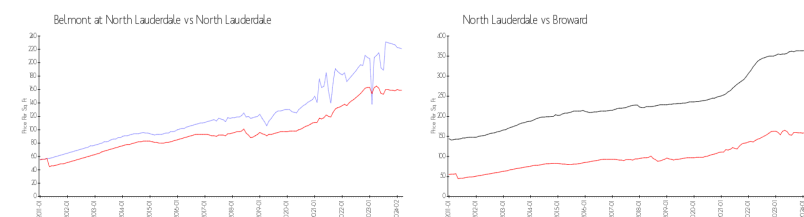
Belmont at North Lauderdale Condominium Association  
managed by:  
4502 Inverrary Boulevard  
Lauderhill, FL 33319  
On Call Management, LLC  
T: (954)-667-3933  
F: (954)-667-3935  
E: [info@ocmfla.com](mailto:info@ocmfla.com)  
W: [www.ocmfla.com](http://www.ocmfla.com)

<http://belmontnl.com/>

## Recent Sales

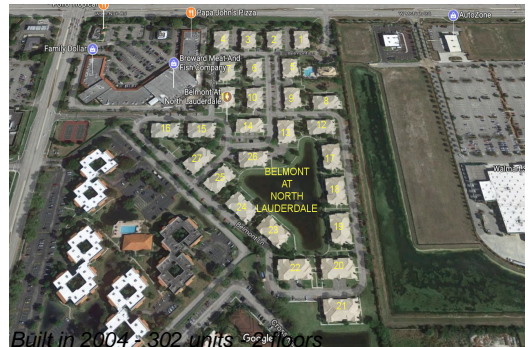
Unit #	Size	Closing Date	Sale Price	PPSF
2401	1,162 sq ft	Apr 2024	\$258,000	\$222
209	1,276 sq ft	Mar 2024	\$250,000	\$196
601	1,162 sq ft	Mar 2024	\$245,000	\$211
304	878 sq ft	Jan 2024	\$200,000	\$228
2312	1,088 sq ft	Sep 2023	\$250,000	\$230

## Market Information



Belmont at North \$221/sq. ft.

North Lauderdale: \$159/sq. ft.



Lauderdale:  
North Lauderdale:     \$159/sq. ft.                 Broward:                 \$348/sq. ft.

**Inventory for Sale**

Belmont at North Lauderdale	0%
North Lauderdale	1%
Broward	3%

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

Belmont at North Lauderdale	52 days
North Lauderdale	63 days
Broward	67 days