

# Unit 1805 - Tao North

1805 - 2641 N Flamingo Rd, Sunrise, FL, Broward 33323

## Unit Information

MLS Number: A11561687  
 Status: Active  
 Size: 1,271 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Guest Parking  
 View: Club Area View,Lake,Pool Area View  
 Rental Price: \$3,200  
 List PPSF: \$3  
 Valuated Price: \$371,000  
 Valuated PPSF: \$275

*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.*

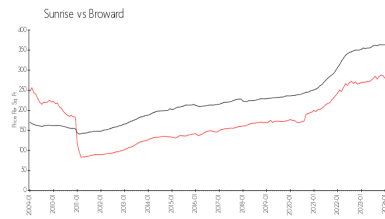
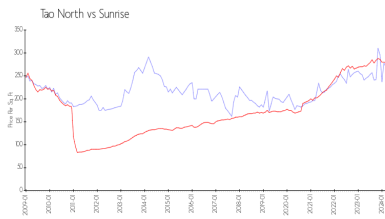
## Building Information

Number of units: 198  
 Number of active listings for rent: 5  
 Number of active listings for sale: 11  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 13  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 5

## Building Association Information

Tao Condominium  
 (954) 837-0550

## Market Information



Tao North: \$273/sq. ft.      Sunrise: \$282/sq. ft.  
 Sunrise: \$282/sq. ft.      Broward: \$348/sq. ft.

## Inventory for Sale

Tao North 6%  
 Sunrise 3%  
 Broward 3%

## Avg. Time to Close Over Last 12 Months

Tao North 92 days  
 Sunrise 55 days  
 Broward 66 days

