

# Unit 404 - Yacht Harbour Villas

404 - 3200 N Ocean Dr, Hollywood Beach, FL, Broward 33019

## Unit Information

MLS Number:	A11569691
Status:	Active
Size:	1,060 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$749,000
List PPSF:	\$707
Valuated Price:	\$569,000
Valuated PPSF:	\$537

*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.*

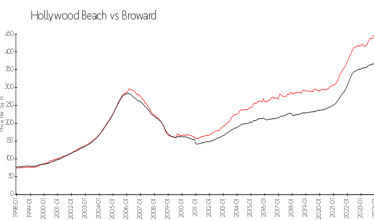
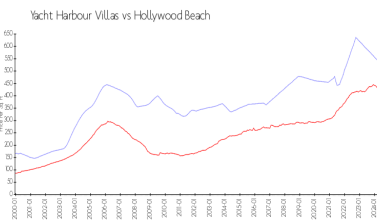
## Building Information

Number of units:	30
Number of active listings for rent:	0
Number of active listings for sale:	8
Building inventory for sale:	26%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

## Building Association Information

Yacht Harbour Villas Condominium Association, Inc.  
 151 Sw 134th Way Apartment N307  
 Pembroke Pines, FL33027  
 (954) 383-6112

## Market Information



Yacht Harbour Villas: \$540/sq. ft.  
 Hollywood Beach: \$426/sq. ft.

Hollywood Beach: \$426/sq. ft.  
 Broward: \$351/sq. ft.

## Inventory for Sale

Yacht Harbour Villas	27%
Hollywood Beach	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Yacht Harbour Villas	n/a
Hollywood Beach	85 days
Broward	67 days

