

# Unit 404 - Yacht Harbour Villas

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

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | A11574034                              |
| Status:         | Active                                 |
| Size:           | 1,060 Sq ft.                           |
| Bedrooms:       | 2                                      |
| Full Bathrooms: | 2                                      |
| Half Bathrooms: |  |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View:           |  |
| Rental Price:   | \$3,800                                |
| List PPSF:      | \$4                                    |
| 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.*

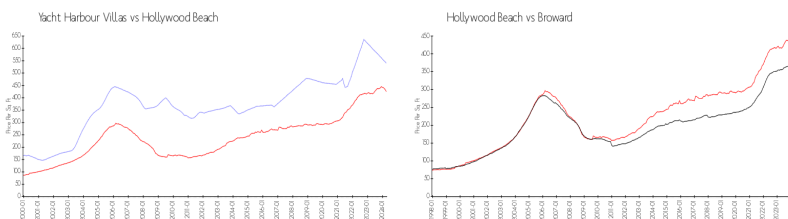
## Building Information

|  |     |
|--|-----|
| 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      | 86 days |
| Broward              | 67 days |

