

Unit 2709 - Water Garden

2709 - 347 N New River Dr, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number:	A11578722
Status:	Active
Size:	1,469 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	Intracoastal View,Ocean View,River
Rental Price:	\$6,500
List PPSF:	\$4
Valuated Price:	\$937,000
Valuated PPSF:	\$638

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.

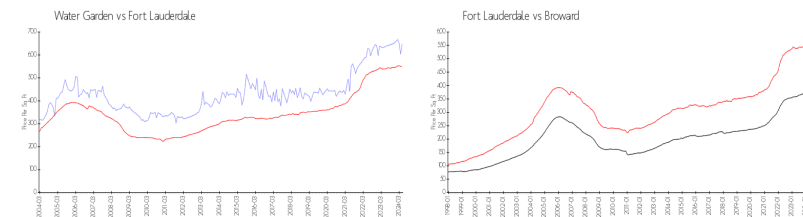
Building Information

Number of units:	315
Number of active listings for rent:	8
Number of active listings for sale:	14
Building inventory for sale:	4%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	5

Building Association Information

Water Garden Condo Association
954-525-5535

Market Information



Water Garden:	\$647/sq. ft.	Fort Lauderdale:	\$549/sq. ft.
Fort Lauderdale:	\$549/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

Water Garden	4%
Fort Lauderdale	5%
Broward	4%

Avg. Time to Close Over Last 12 Months

Water Garden	83 days
Fort Lauderdale	80 days
Broward	69 days

