

# 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.*

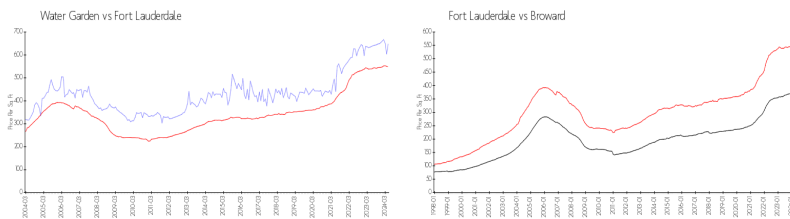
## Building Information

Number of units: 315  
 Number of active listings for rent: 8  
 Number of active listings for sale: 15  
 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: 6

## 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: 5%  
 Fort Lauderdale: 4%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Water Garden: 83 days  
 Fort Lauderdale: 80 days  
 Broward: 69 days

