

# Unit 4308 - Marquesa (The)

4308 - 201 SW 116 Ave, Pembroke Pines, FL, Broward 33025

## Unit Information

MLS Number:	A11599666
Status:	Active
Size:	1,130 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Assigned Parking,Detached,Guest Parking
View:	
List Price:	\$330,000
List PPSF:	\$292
Valuated Price:	\$296,000
Valuated PPSF:	\$244

*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:	468
Number of active listings for rent:	0
Number of active listings for sale:	9
Building inventory for sale:	1%
Number of sales over the last 12 months:	20
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	6

## Building Association Information

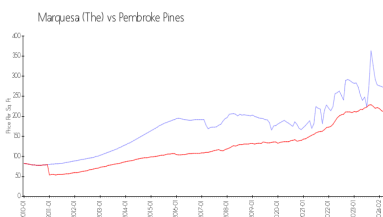
The Marquesa  
Address: 145 SW 117th Ter,  
Pembroke Pines, FL 33025  
Phone: +1 (954) 437-9614

<https://www.marquesacondos.com/>

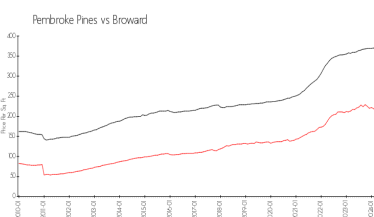
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
21302	1,130 sq ft	Jun 2024	\$295,000	\$261
306		May 2024	\$295,000	
21104	810 sq ft	May 2024	\$305,500	\$377
19204	1,130 sq ft	Apr 2024	\$342,000	\$303
15-307	1,130 sq ft	Apr 2024	\$338,000	\$299
21206	867 sq ft	Apr 2024	\$260,000	\$300

## Market Information

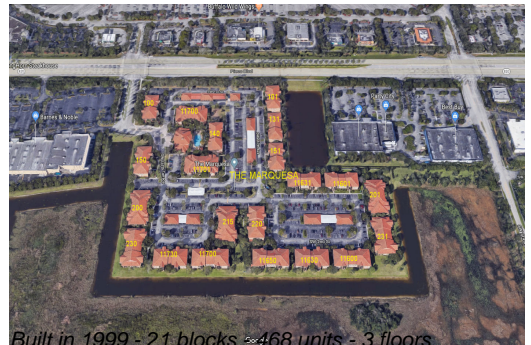


Marquesa (The): \$252/sq. ft.  
Pembroke Pines: \$210/sq. ft.



Pembroke Pines: \$210/sq. ft.  
Broward: \$351/sq. ft.

## Inventory for Sale



Built in 1999 - 21 blocks ~468 units - 3 floors

Marquesa (The)	2%
Pembroke Pines	3%
Broward	4%

### **Avg. Time to Close Over Last 12 Months**

Marquesa (The)	33 days
Pembroke Pines	57 days
Broward	69 days