

# Unit 1704 - Tao South

1704 - 2641 N Flamingo Rd, Sunrise, FL, Broward 33323

## Unit Information

MLS Number: A11618067  
 Status: Pending  
 Size: 1,271 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 Rental Price: \$3,000  
 List PPSF: \$2  
 Valuated Price: \$388,000  
 Valuated PPSF: \$287

*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.*

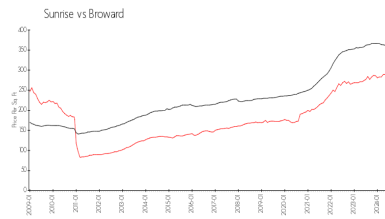
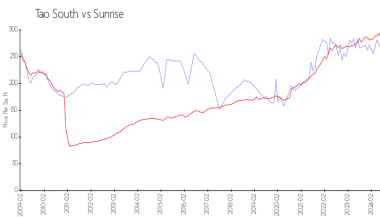
## Building Information

Number of units: 198  
 Number of active listings for rent: 3  
 Number of active listings for sale: 32  
 Building inventory for sale: 16%  
 Number of sales over the last 12 months: 35  
 Number of sales over the last 6 months: 14  
 Number of sales over the last 3 months: 5

## Building Association Information

Tao Condominium  
 (954) 837-0550

## Market Information



Tao South: \$270/sq. ft.      Sunrise: \$277/sq. ft.  
 Sunrise: \$277/sq. ft.      Broward: \$346/sq. ft.

## Inventory for Sale

Tao South 16%  
 Sunrise 4%  
 Broward 4%

## Avg. Time to Close Over Last 12 Months

Tao South 46 days  
 Sunrise 62 days  
 Broward 72 days

