

# Unit 224 - Isles at Lago Mar

224 - 417-13090 Vista Isles Dr, Sunrise, FL, Broward 33325

## Unit Information

|                 |                        |
|-----------------|------------------------|
| MLS Number:     | A11618268              |
| Status:         | Active                 |
| Size:           | 965 Sq ft.             |
| Bedrooms:       | 2                      |
| Full Bathrooms: | 1                      |
| Half Bathrooms: |                        |
| Parking Spaces: | 1 Space, Guest Parking |
| View:           |                        |
| List Price:     | \$285,000              |
| List PPSF:      | \$295                  |
| Valuated Price: | \$284,000              |
| Valuated PPSF:  | \$294                  |

*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:                         | 367 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 6   |
| Building inventory for sale:             | 1%  |
| Number of sales over the last 12 months: | 18  |
| Number of sales over the last 6 months:  | 9   |
| Number of sales over the last 3 months:  | 3   |

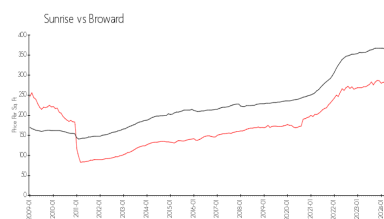
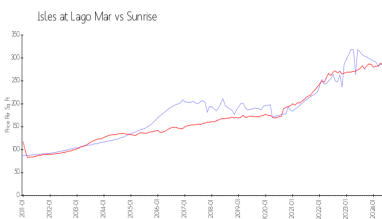
## Building Association Information

Isles At Lago Mar  
 Condominium Association, Inc  
 673 Vista Isle Drive  
 Plantation, FL 33325  
 Phone: (954) 916-1222

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 2121   | 1,065 sq ft | Jun 2024     | \$295,000  | \$277 |
| 523    | 743 sq ft   | Jun 2024     | \$255,000  | \$343 |
| 627    | 965 sq ft   | Jun 2024     | \$252,500  | \$262 |
| 913    | 965 sq ft   | Mar 2024     | \$254,000  | \$263 |
| 1514   | 743 sq ft   | Mar 2024     | \$225,750  | \$304 |
| 1526   | 743 sq ft   | Mar 2024     | \$249,000  | \$335 |

## Market Information



|                    |               |          |               |
|--------------------|---------------|----------|---------------|
| Isles at Lago Mar: | \$293/sq. ft. | Sunrise: | \$285/sq. ft. |
| Sunrise:           | \$285/sq. ft. | Broward: | \$349/sq. ft. |

## Inventory for Sale

|                   |    |
|-------------------|----|
| Isles at Lago Mar | 2% |
| Sunrise           | 3% |
| Broward           | 4% |



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

|                   |         |
|-------------------|---------|
| Isles at Lago Mar | 47 days |
| Sunrise           | 62 days |
| Broward           | 70 days |