

# Unit 309 - Isle of Paradise A

309 - 440 Paradise Isle Blvd, Hallandale Beach, FL, Broward 33009

## Unit Information

|                 |                          |
|-----------------|--------------------------|
| MLS Number:     | A11623284                |
| Status:         | Active                   |
| Size:           | 700 Sq ft.               |
| Bedrooms:       | 1                        |
| Full Bathrooms: | 1                        |
| Half Bathrooms: |                          |
| Parking Spaces: | 1 Space,Assigned Parking |
| View:           | Canal,Water View         |
| Rental Price:   | \$1,750                  |
| List PPSF:      | \$3                      |
| Valuated Price: | \$200,000                |
| Valuated PPSF:  | \$286                    |

*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.*

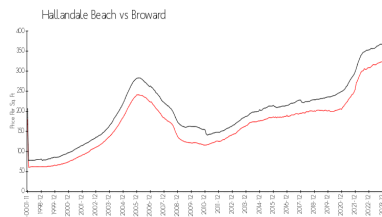
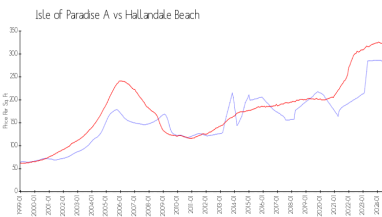
## Building Information

|  |    |
|--|----|
| Number of units:                         | 39 |
| Number of active listings for rent:      | 0  |
| Number of active listings for sale:      | 2  |
| Building inventory for sale:             | 5% |
| Number of sales over the last 12 months: | 2  |
| Number of sales over the last 6 months:  | 1  |
| Number of sales over the last 3 months:  | 1  |

## Building Association Information

Isle Of Paradise B Inc  
 Monticell  
 450 Paradise Isle Boulevard  
 Hallandale Beach, FL 33009-5896  
 (954) 458-8498  
 Isle of Paradise C Inc  
 460 Paradise Isle Blvd  
 Hallandale Beach, FL 33009  
 (954) 456-6084

## Market Information



Isle of Paradise A: \$287/sq. ft.  
 Hallandale Beach: \$321/sq. ft.

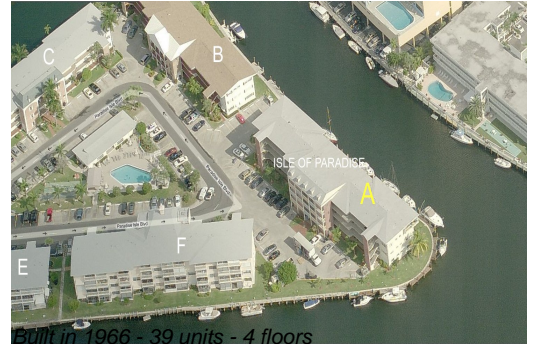
Hallandale Beach: \$321/sq. ft.  
 Broward: \$349/sq. ft.

## Inventory for Sale

|                    |    |
|--------------------|----|
| Isle of Paradise A | 5% |
| Hallandale Beach   | 4% |
| Broward            | 4% |

## Avg. Time to Close Over Last 12 Months

|                    |         |
|--------------------|---------|
| Isle of Paradise A | 43 days |
| Hallandale Beach   | 74 days |
| Broward            | 70 days |



Built in 1966 - 39 units - 4 floors