

# Unit 13 - Terraces of the Isle

13 - 110 Hendricks Isle Dr, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number: A11652493  
 Status: Active  
 Size: 2,600 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking  
 View:  
 List Price: \$1,635,000  
 List PPSF: \$629  
 Valuated Price: \$1,560,000  
 Valuated PPSF: \$600

*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: 14  
 Number of active listings for rent: 0  
 Number of active listings for sale: 2  
 Building inventory for sale: 14%  
 Number of sales over the last 12 months: 2  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

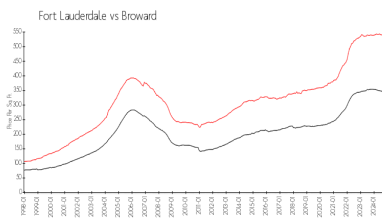
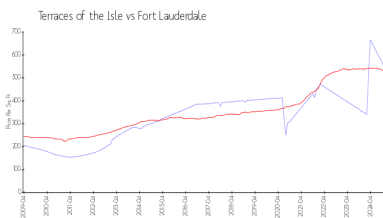
## Building Association Information

TERRACES OF THE ISLES  
 OWNER ASSOCIATION, INC  
 AMORELLO PROPERTY MGMT GROUP INC  
 PHONE 954-476-6767

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
5	2,600 sq ft	Apr 2024	\$1,900,000	\$731
8	1,770 sq ft	Feb 2024	\$670,000	\$379

## Market Information



Terraces of the Isle: \$535/sq. ft.      Fort Lauderdale: \$527/sq. ft.  
 Fort Lauderdale: \$527/sq. ft.      Broward: \$334/sq. ft.

## Inventory for Sale

Terraces of the Isle: 14%  
 Fort Lauderdale: 6%  
 Broward: 5%

## Avg. Time to Close Over Last 12 Months

Terraces of the Isle: 52 days  
 Fort Lauderdale: 89 days  
 Broward: 78 days

