

# Unit 3952 SW 157th Ave # 221 - Villas at Nautica

3952 SW 157th Ave # 221 - 15503-15920 SW 40 St, Miramar, FL, Broward 33027

## Unit Information

MLS Number:	A11662531
Status:	Active
Size:	1,450 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Other View
Rental Price:	\$2,750
List PPSF:	\$2
Valuated Price:	\$428,000
Valuated PPSF:	\$295

*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.*

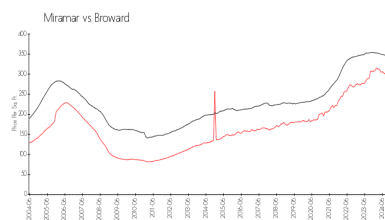
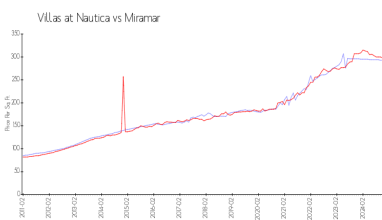
## Building Information

Number of units:	319
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	1%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

## Building Association Information

Villas At Nautica  
 4005 SW 156th Ave  
 Miramar, FL 33027  
 Phone number (954) 441-9973

## Market Information



Villas at Nautica:	\$295/sq. ft.	Miramar:	\$291/sq. ft.
Miramar:	\$291/sq. ft.	Broward:	\$334/sq. ft.

## Inventory for Sale

Villas at Nautica	1%
Miramar	2%
Broward	5%

## Avg. Time to Close Over Last 12 Months

Villas at Nautica	68 days
Miramar	53 days
Broward	78 days

