# Unit 1706 Belmont Ln - Belmont at North Lauderdale

1706 Belmont Ln - 101-2712 Belmont Ln, North Lauderdale, FL, Broward 33068



## Unit Information

| | |
|---|---|
| MLS Number: | A11682249 |
| Status: | Active |
| Size: | 1,088 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 2 Spaces |
| View: | |
| Rental Price: | $2,200 |
| List PPSF: | $2 |
| Valuated Price: | $265,000 |
| Valuated PPSF: | $244 |

*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.*



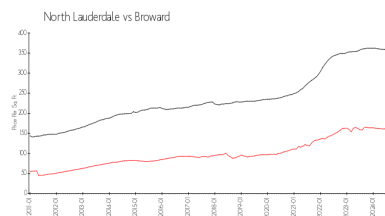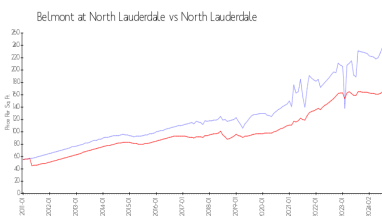*Built in 2004 - 302 units - floors*

## Building Information

| | |
|---|---|
| Number of units: | 302 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 1 |
| Building inventory for sale: | 0% |
| Number of sales over the last 12 months: | 8 |
| Number of sales over the last 6 months: | 3 |
| Number of sales over the last 3 months: | 1 |

## Building Association Information

Belmont at North Lauderdale Condominium Association
managed by:
4502 Inverrary Boulevard
Lauderhill, FL 33319
On Call Management, LLC
T: (954)-667-3933
F: (954)-667-3935
E: info@ocmfla.com
W: www.ocmfla.com

http://belmontnl.com/

## Market Information





| | | | | |
|---|---|---|---|---|
| Belmont at North Lauderdale: | $245/sq. ft. | North Lauderdale: | $166/sq. ft. |
| North Lauderdale: | $166/sq. ft. | Broward: | $339/sq. ft. |

## Inventory for Sale

| | |
|---|---|
| Belmont at North Lauderdale | 0% |
| North Lauderdale | 2% |
| Broward | 4% |

## Avg. Time to Close Over Last 12 Months

| | |
|---|---|
| Belmont at North Lauderdale | 53 days |
| North Lauderdale | 71 days |
| Broward | 74 days |