

# Unit 1713 - Villas de Tuscany

1713 - 701-785 SW 148 Ave, Sunrise, FL, Broward 33325

## Unit Information

MLS Number: A11686321  
 Status: Active  
 Size: 1,409 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Guest Parking  
 View:  
 Rental Price: \$2,450  
 List PPSF: \$2  
 Valuated Price: \$354,000  
 Valuated PPSF: \$251

*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.*

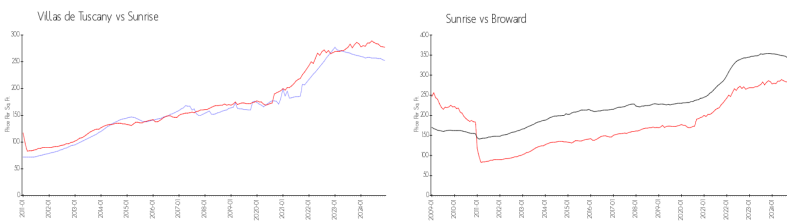
## Building Information

Number of units: 234  
 Number of active listings for rent: 0  
 Number of active listings for sale: 12  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 0

## Building Association Information

Villas de Tuscany Condo Association  
 731 SW 148th Ave  
 Davie, FL 33325  
 (954) 236-5441

## Market Information



Villas de Tuscany: \$254/sq. ft.      Sunrise: \$277/sq. ft.  
 Sunrise: \$277/sq. ft.      Broward: \$334/sq. ft.

## Inventory for Sale

Villas de Tuscany: 5%  
 Sunrise: 4%  
 Broward: 5%

## Avg. Time to Close Over Last 12 Months

Villas de Tuscany: 78 days  
 Sunrise: 70 days  
 Broward: 78 days

