

# Unit 1509 - Villas de Tuscany

1509 - 701-785 SW 148 Ave, Sunrise, FL, Broward 33325

## Unit Information

MLS Number: A11687857  
 Status: Active  
 Size: 1,285 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$339,000  
 List PPSF: \$264  
 Valuated Price: \$330,000  
 Valuated PPSF: \$257

*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: 9  
 Building inventory for sale: 3%  
 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: 3

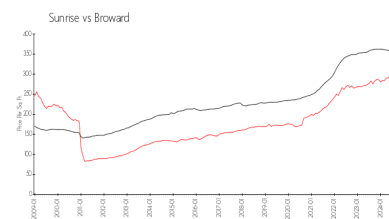
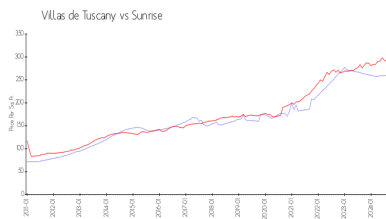
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
413	1,409 sq ft	Oct 2024	\$337,000	\$239
1405	1,068 sq ft	Oct 2024	\$294,000	\$275
311	1,285 sq ft	Sep 2024	\$305,000	\$237
101	1,034 sq ft	Apr 2024	\$340,000	\$329
1211	1,068 sq ft	Mar 2024	\$280,000	\$262
1611	1,311 sq ft	Mar 2024	\$320,000	\$244

## Market Information



Villas de Tuscany: \$260/sq. ft.      Sunrise: \$282/sq. ft.  
 Sunrise: \$282/sq. ft.      Broward: \$339/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Villas de Tuscany: 78 days



Sunrise  
Broward

71 days  
75 days