

# Unit 1403 - Villas de Tuscany

1403 - 701-785 SW 148 Ave, Sunrise, FL, Broward 33325

## Unit Information

MLS Number: A11689963  
 Status: Active  
 Size: 1,409 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 Rental Price: \$2,450  
 List PPSF: \$2  
 Valuated Price: \$362,000  
 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.*

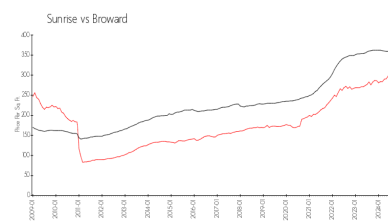
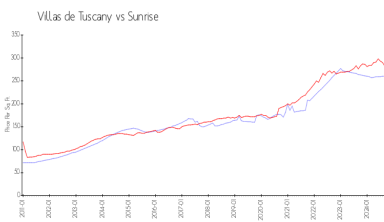
## Building Information

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

## 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: 71 days  
 Broward: 75 days

