

# Unit 2280 E Preserve Way # 303 - El Ad Residences at Miramar

2280 E Preserve Way # 303 - 2160-2440 E Preserve Wy, Miramar, FL, Broward 33025

## Unit Information

MLS Number: A11694376  
 Status: Active  
 Size: 977 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Guest Parking  
 View: Garden View, Other View  
 Rental Price: \$2,300  
 List PPSF: \$2  
 Valuated Price: \$319,000  
 Valuated PPSF: \$327

*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.*

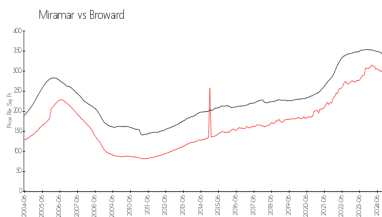
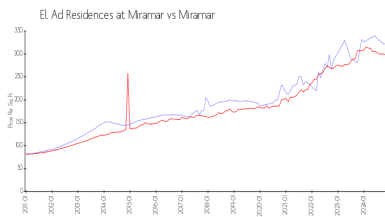
## Building Information

Number of units: 348  
 Number of active listings for rent: 0  
 Number of active listings for sale: 11  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 11  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 3

## Building Association Information

El-Ad Residences At Miramar  
 2480 E Preserve Way  
 Miramar, FL 33025  
 Phone number (954) 885-8725

## Market Information



El Ad Residences at	\$323/sq. ft.	Miramar:	\$291/sq. ft.
Miramar:		Broward:	\$334/sq. ft.
Miramar:	\$291/sq. ft.		

## Inventory for Sale

El Ad Residences at Miramar 3%  
 Miramar 2%  
 Broward 5%

## Avg. Time to Close Over Last 12 Months

El Ad Residences at Miramar 39 days  
 Miramar 52 days  
 Broward 78 days

