

Unit 14037 SW 49th St # 4 - Las Terrazas at Vizcaya

14037 SW 49th St # 4 - 14003-14113 SW 49 St, Miramar, FL, Broward 33025

Unit Information

MLS Number: A11696312
 Status: Active Under Contract
 Size: 1,505 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces
 View:
 List Price: \$399,900
 List PPSF: \$266
 Valuated Price: \$493,000
 Valuated PPSF: \$328

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: 122
 Number of active listings for rent: 0
 Number of active listings for sale: 2
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 3
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 0

Building Association Information

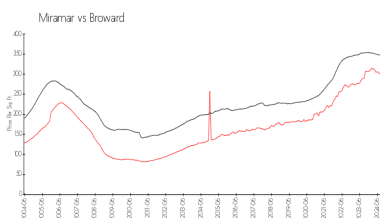
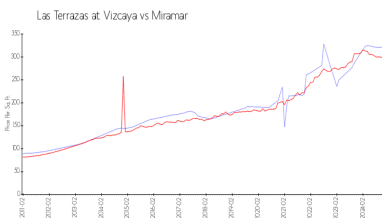
Las Terrazas At Vizcaya
 Condominium Association
 1145 Sawgrs Corp Parkway
 Sunrise, FL 33323
 (954) 636-3377

<http://terrazas.propertyware.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
10	1,251 sq ft	Oct 2024	\$400,000	\$320
6	1,067 sq ft	Jun 2024	\$372,500	\$349
11	1,067 sq ft	Mar 2024	\$345,000	\$323

Market Information



Las Terrazas at Vizcaya:	\$328/sq. ft.	Miramar:	\$291/sq. ft.
Miramar:	\$291/sq. ft.	Broward:	\$334/sq. ft.

Inventory for Sale

Las Terrazas at Vizcaya: 2%
 Miramar: 2%
 Broward: 5%



Avg. Time to Close Over Last 12 Months

Las Terrazas at Vizcaya	66 days
Miramar	52 days
Broward	78 days