

Unit 1314 - Villas de Tuscany

1314 - 701-785 SW 148 Ave, Sunrise, FL, Broward 33325

Unit Information

MLS Number: A11696489
 Status: Active
 Size: 1,285 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms:
 Parking Spaces: Assigned Parking, Guest Parking
 View:
 List Price: \$349,900
 List PPSF: \$272
 Valuated Price: \$323,000
 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: 1

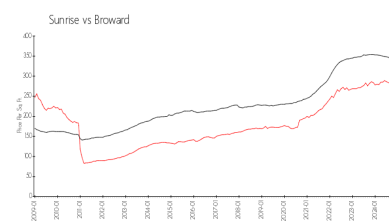
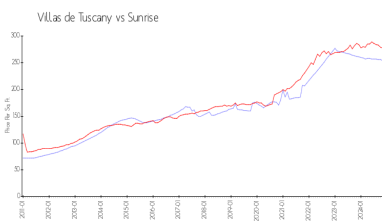
Building Association Information

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: \$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: 76 days



Sunrise
Broward

72 days
78 days