

# Unit 1314 - Villas de Tuscany

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

## Unit Information

MLS Number:	A11696489
Status:	Closed
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:	\$328,000
Valuated PPSF:	\$255

*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:	7
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	4

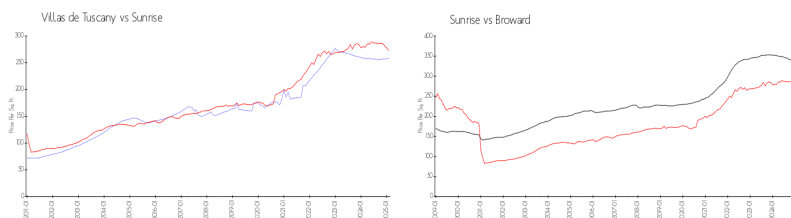
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1412	1,212 sq ft	Mar 2025	\$315,000	\$260
1314	1,285 sq ft	Mar 2025	\$330,000	\$257
1605	1,064 sq ft	Mar 2025	\$278,000	\$261
1509	1,285 sq ft	Mar 2025	\$315,000	\$245
413	1,409 sq ft	Oct 2024	\$337,000	\$239
1405	1,068 sq ft	Oct 2024	\$294,000	\$275

## Market Information



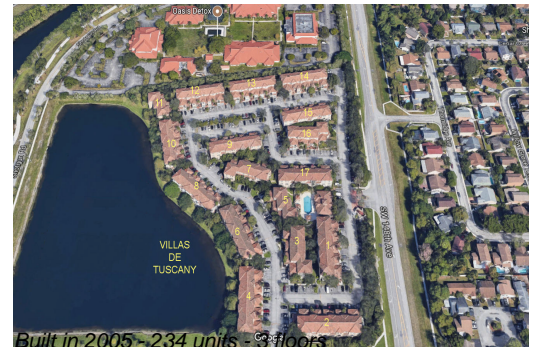
Villas de Tuscany:	\$258/sq. ft.	Sunrise:	\$267/sq. ft.
Sunrise:	\$267/sq. ft.	Broward:	\$324/sq. ft.

## Inventory for Sale

Villas de Tuscany	4%
Sunrise	4%
Broward	5%

## Avg. Time to Close Over Last 12 Months

Villas de Tuscany	72 days
-------------------	---------



Sunrise  
Broward

76 days  
83 days