

Unit 10 - Terraces of the Isle

10 - 110 Hendricks Isle Dr, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number: A11698285
 Status: Active
 Size: 2,600 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Guest Parking
 View:
 List Price: \$1,629,000
 List PPSF: \$627
 Valuated Price: \$1,243,000
 Valuated PPSF: \$478

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: 14
 Number of active listings for rent: 0
 Number of active listings for sale: 2
 Building inventory for sale: 14%
 Number of sales over the last 12 months: 2
 Number of sales over the last 6 months: 0
 Number of sales over the last 3 months: 0

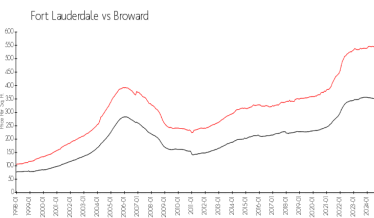
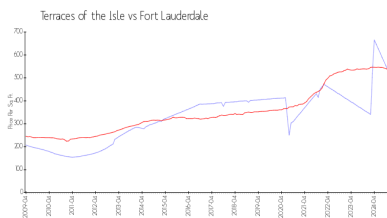
Building Association Information

TERRACES OF THE ISLES
 OWNER ASSOCIATION, INC
 AMORELLO PROPERTY MGMT GROUP INC
 PHONE 954-476-6767

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
5	2,600 sq ft	Apr 2024	\$1,900,000	\$731
8	1,770 sq ft	Feb 2024	\$670,000	\$379

Market Information



Terraces of the Isle: \$533/sq. ft. Fort Lauderdale: \$535/sq. ft.
 Fort Lauderdale: \$535/sq. ft. Broward: \$334/sq. ft.

Inventory for Sale

Terraces of the Isle: 14%
 Fort Lauderdale: 6%
 Broward: 5%

Avg. Time to Close Over Last 12 Months

Terraces of the Isle: 52 days
 Fort Lauderdale: 89 days
 Broward: 76 days

