

Unit 2204 - Point of Americas 2

2204 - 2200 S Ocean Ln, Fort Lauderdale, FL, Broward 33316

Unit Information

| | |
|-----------------|------------------|
| MLS Number: | A11789905 |
| Status: | Active |
| Size: | 2,011 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 2 Or More Spaces |
| View: | |
| List Price: | \$1,740,000 |
| List PPSF: | \$865 |
| Valuated Price: | \$1,403,000 |
| Valuated PPSF: | \$732 |

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: | 281 |
| Number of active listings for rent: | 3 |
| Number of active listings for sale: | 10 |
| Building inventory for sale: | 3% |
| Number of sales over the last 12 months: | 8 |
| Number of sales over the last 6 months: | 2 |
| Number of sales over the last 3 months: | 0 |

Building Association Information

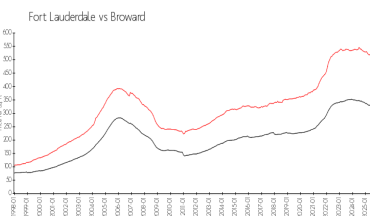
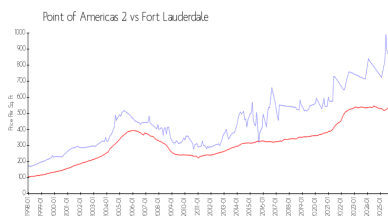
Point of Americas 2 apartments
(954) 522-5446

<https://www.pointofamericas2.com/>

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|---------|-------------|--------------|-------------|-------|
| 1208 | 2,005 sq ft | Jul 2025 | \$1,600,000 | \$798 |
| 209/210 | 3,634 sq ft | Jun 2025 | \$2,700,000 | \$743 |
| 1406 | 2,071 sq ft | May 2025 | \$1,695,000 | \$818 |
| 508 | 2,011 sq ft | May 2025 | \$1,110,000 | \$552 |
| 1604 | 2,011 sq ft | May 2025 | \$1,600,000 | \$796 |

Market Information



Point of Americas 2: \$819/sq. ft.
Fort Lauderdale: \$535/sq. ft.

Fort Lauderdale: \$535/sq. ft.
Broward: \$311/sq. ft.

Inventory for Sale

| | |
|---------------------|----|
| Point of Americas 2 | 4% |
| Fort Lauderdale | 4% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|---------------------|----------|
| Point of Americas 2 | 124 days |
|---------------------|----------|



Fort Lauderdale
Broward

100 days
88 days