

# Unit 1306 - Tuscan Villas

1306 - 2851 W prospect Rd, 2851 W Prospect Rd, FL, Broward 33309

## Unit Information

MLS Number:	A11836262
Status:	Active
Size:	1,536 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Guest Parking
View:	
List Price:	\$350,000
List PPSF:	\$228
Valuated Price:	\$295,000
Valuated PPSF:	\$192

*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:	106
Number of active listings for rent:	0
Number of active listings for sale:	6
Building inventory for sale:	5%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

## Building Association Information

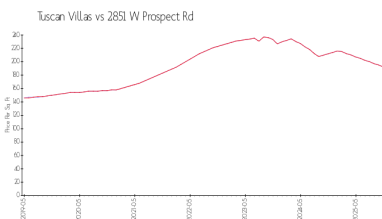
Tuscan Villas  
Address: 2851 Prospect Rd,  
Tamarac, FL 33309

<https://>

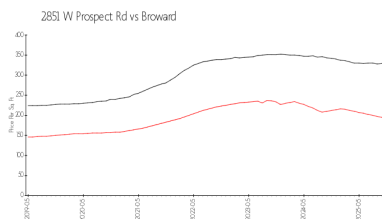
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1208	1,536 sq ft	Nov 2025	\$295,000	\$192
308	1,536 sq ft	Feb 2025	\$330,000	\$215

## Market Information



Tuscan Villas: \$192/sq. ft.  
2851 W Prospect Rd: \$192/sq. ft.



2851 W Prospect Rd: \$192/sq. ft.  
Broward: \$311/sq. ft.

## Inventory for Sale

Tuscan Villas	6%
2851 W Prospect Rd	6%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Tuscan Villas	94 days
2851 W Prospect Rd	94 days
Broward	88 days

