

# Unit 112 Lake Emerald Dr # 109 - Lake Emerald 3

112 Lake Emerald Dr # 109 - 111 Lake Emerald Dr, Oakland Park, FL, Broward 33309

## Unit Information

MLS Number:	A11882245
Status:	Active
Size:	920 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	
List Price:	\$217,000
List PPSF:	\$236
Valuated Price:	\$188,000
Valuated PPSF:	\$204

*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:	70
Number of active listings for rent:	0
Number of active listings for sale:	2
Building inventory for sale:	2%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

## Building Association Information

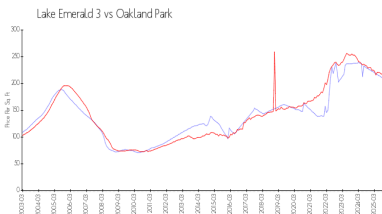
Lake Emerald  
954 - 484 - 1786

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

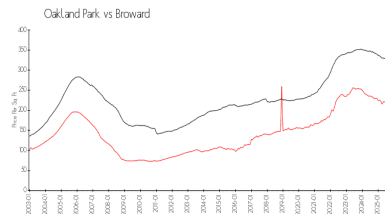
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
202	920 sq ft	Nov 2025	\$189,900	\$206
302	920 sq ft	Sep 2025	\$143,200	\$156

## Market Information



Lake Emerald 3: \$207/sq. ft.  
Oakland Park: \$214/sq. ft.



Oakland Park: \$214/sq. ft.  
Broward: \$311/sq. ft.

## Inventory for Sale

Lake Emerald 3	3%
Oakland Park	3%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Lake Emerald 3	72 days
Oakland Park	69 days
Broward	88 days

