

Unit 17 - Fusion Gardens

17 - 1455 Fusion Gardens, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number: A11903211
Status: Active
Size: 1,012 Sq ft.
Bedrooms: 2
Full Bathrooms: 2
Half Bathrooms: 0
Parking Spaces: 2 Or More Spaces
View:
List Price: \$330,000
List PPSF: \$326
Valuated Price: \$285,000
Valuated PPSF: \$282

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: 50
Number of active listings for rent: 0
Number of active listings for sale: 2
Building inventory for sale: 4%
Number of sales over the last 12 months: 4
Number of sales over the last 6 months: 0
Number of sales over the last 3 months: 0

Building Association Information

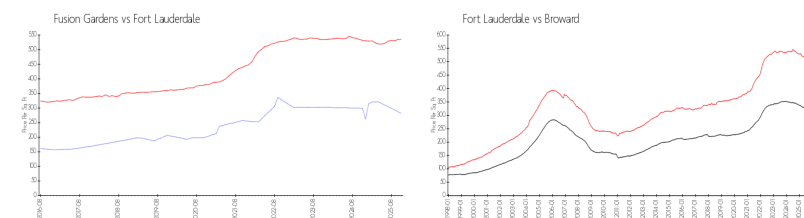
Fusion
Address: 1455 Holly Heights Dr,
Fort Lauderdale, FL 33304

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4	1,012 sq ft	Apr 2025	\$325,000	\$321
15	1,012 sq ft	Feb 2025	\$325,000	\$321
46	1,012 sq ft	Jan 2025	\$317,500	\$314
4	1,012 sq ft	Dec 2024	\$265,000	\$262

Market Information



Fusion Gardens:	\$282/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale

Fusion Gardens	4%
Fort Lauderdale	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

Fusion Gardens	51 days
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Fort Lauderdale
Broward

101 days
88 days