

# Unit 3252 Foxcroft Rd # 314 - Miramar Club (1-6&12)

3252 Foxcroft Rd # 314 - 3252 Foxcroft Rd, Miramar, FL, Broward 33025

## Unit Information

|                 |            |
|-----------------|------------|
| MLS Number:     | A11904942  |
| Status:         | Active     |
| Size:           | 820 Sq ft. |
| Bedrooms:       | 2          |
| Full Bathrooms: | 2          |
| Half Bathrooms: | 0          |
| Parking Spaces: | 1 Space    |
| View:           |            |
| List Price:     | \$220,000  |
| List PPSF:      | \$268      |
| Valuated Price: | \$195,000  |
| Valuated PPSF:  | \$238      |

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:                         | 340 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 13  |
| Building inventory for sale:             | 3%  |
| Number of sales over the last 12 months: | 7   |
| Number of sales over the last 6 months:  | 4   |
| Number of sales over the last 3 months:  | 1   |

## Building Association Information

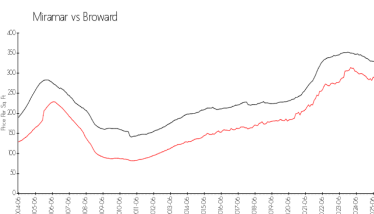
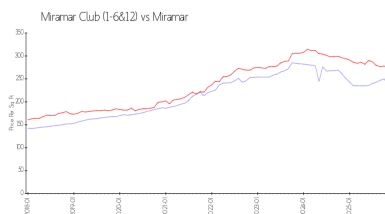
Miramar Club Condo  
Address: 3399 Foxcroft Rd,  
Miramar, FL 33025  
Phone: +1 954-442-5666

<https://>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 208    | 820 sq ft   | Oct 2025     | \$205,000  | \$250 |
| 109    | 820 sq ft   | Sep 2025     | \$220,000  | \$268 |
| 104    | 820 sq ft   | Sep 2025     | \$229,000  | \$279 |
| 115    | 1,050 sq ft | Jun 2025     | \$250,000  | \$238 |
| 203    | 820 sq ft   | Feb 2025     | \$215,000  | \$262 |
| 211    | 820 sq ft   | Feb 2025     | \$200,000  | \$244 |
| 307    | 820 sq ft   | Feb 2025     | \$165,000  | \$201 |

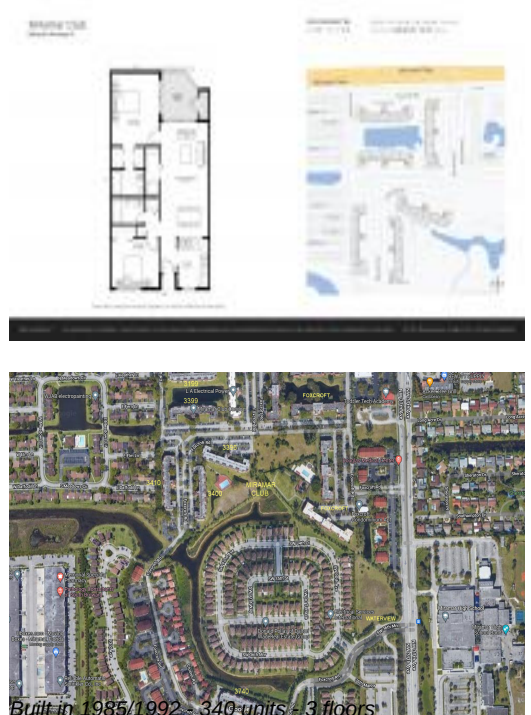
## Market Information



|                        |               |
|------------------------|---------------|
| Miramar Club (1-6&12): | \$235/sq. ft. |
| Miramar:               | \$275/sq. ft. |

|          |               |
|----------|---------------|
| Miramar: | \$275/sq. ft. |
| Broward: | \$311/sq. ft. |

## Inventory for Sale



|                       |    |
|-----------------------|----|
| Miramar Club (1-6&12) | 4% |
| Miramar               | 2% |
| Broward               | 4% |

### **Avg. Time to Close Over Last 12 Months**

|                       |         |
|-----------------------|---------|
| Miramar Club (1-6&12) | 71 days |
| Miramar               | 61 days |
| Broward               | 88 days |