

Unit 14046 SW 49th St # 16 - Las Terrazas at Vizcaya

14046 SW 49th St # 16 - 14003-14113 SW 49 St, Miramar, FL, Broward 33025

Unit Information

MLS Number: A11910443
 Status: Active
 Size: 1,505 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Guest Parking
 View:
 List Price: \$380,000
 List PPSF: \$252
 Valuated Price: \$380,000
 Valuated PPSF: \$252

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: 122
 Number of active listings for rent: 0
 Number of active listings for sale: 5
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 5
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 1

Building Association Information

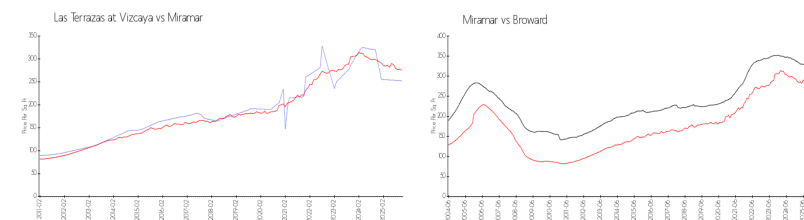
Las Terrazas At Vizcaya
 Condominium Association
 1145 Sawgrs Corp Parkway
 Sunrise, FL 33323
 (954) 636-3377

<https://terrazas.propertyware.com/>

Recent Sales

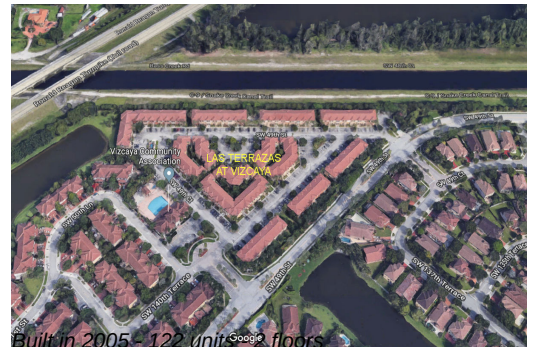
Unit #	Size	Closing Date	Sale Price	PPSF
8	1,502 sq ft	Nov 2025	\$365,000	\$243
4	1,505 sq ft	Sep 2025	\$366,825	\$244
3	1,505 sq ft	Aug 2025	\$360,000	\$239
7	1,458 sq ft	May 2025	\$360,000	\$247
4	1,505 sq ft	Jan 2025	\$385,000	\$256

Market Information



Las Terrazas at Vizcaya:	\$252/sq. ft.	Miramar:	\$275/sq. ft.
Miramar:	\$275/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale



Las Terrazas at Vizcaya	4%
Miramar	2%
Broward	4%

Avg. Time to Close Over Last 12 Months

Las Terrazas at Vizcaya	73 days
Miramar	61 days
Broward	88 days