

# Unit 2551 SW 83rd Ave # 107 - Tuscany

2551 SW 83rd Ave # 107 - 2512-2896 SW 83 Ave, Miramar, FL, Broward 33025

## Unit Information

MLS Number: A11910838  
Status: Active  
Size: 1,306 Sq ft.  
Bedrooms: 3  
Full Bathrooms: 2  
Half Bathrooms: 1  
Parking Spaces: 2 Or More Spaces,Assigned  
Parking,Detached

View:  
List Price: \$365,000  
List PPSF: \$279  
Valuated Price: \$346,000  
Valuated PPSF: \$265

*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: 309  
Number of active listings for rent: 0  
Number of active listings for sale: 11  
Building inventory for sale: 3%  
Number of sales over the last 12 months: 7  
Number of sales over the last 6 months: 3  
Number of sales over the last 3 months: 0

## Building Association Information

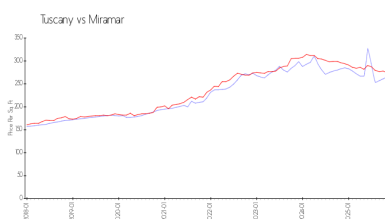
Tuscany Community Association  
Address: 8266 SW 25th Ct,  
Miramar, FL 33025  
Phone: +1 954-674-2717

<https://tuscanycommunity.org/>

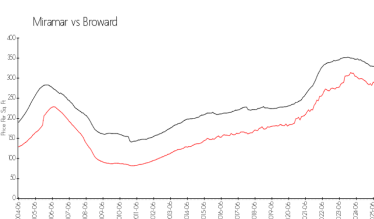
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
105	1,423 sq ft	Aug 2025	\$380,000	\$267
103	1,423 sq ft	Aug 2025	\$355,000	\$249
101	1,423 sq ft	Aug 2025	\$360,000	\$253
104	1,056 sq ft	Jun 2025	\$345,000	\$327
105	1,423 sq ft	Apr 2025	\$385,000	\$271
102	1,423 sq ft	Apr 2025	\$375,000	\$264

## Market Information



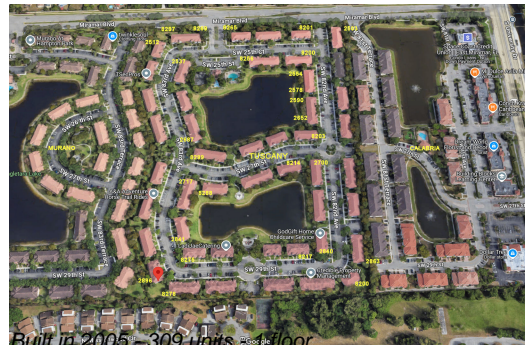
Tuscany: \$265/sq. ft.  
Miramar: \$275/sq. ft.



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

## Inventory for Sale

Tuscany 4%  
Miramar 2%  
Broward 4%



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

Tuscany	66 days
Miramar	61 days
Broward	88 days