

Unit 813 - Villas de Tuscany

813 - 701-785 SW 148 Ave, Sunrise, FL, Broward 33325

Unit Information

MLS Number:	A11927214
Status:	Active
Size:	1,409 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	
List Price:	\$297,000
List PPSF:	\$211
Valuated Price:	\$282,000
Valuated PPSF:	\$200

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:	234
Number of active listings for rent:	0
Number of active listings for sale:	2
Building inventory for sale:	0%
Number of sales over the last 12 months:	18
Number of sales over the last 6 months:	12
Number of sales over the last 3 months:	5

Building Association Information

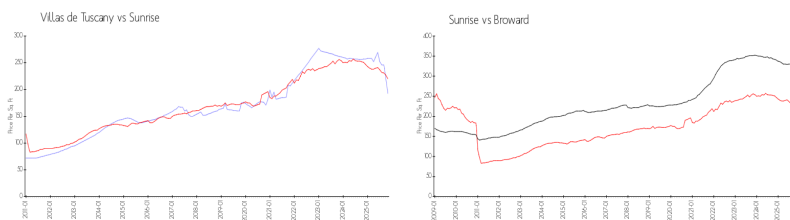
Villas de Tuscany Condo Association
731 SW 148th Ave
Davie, FL 33325
(954) 236-5441

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
604	1,212 sq ft	Dec 2025	\$270,000	\$223
1704	1,212 sq ft	Dec 2025	\$260,000	\$215
1506	1,285 sq ft	Oct 2025	\$300,000	\$233
403	1,409 sq ft	Sep 2025	\$285,000	\$202
503	1,212 sq ft	Sep 2025	\$280,000	\$231
1514	1,285 sq ft	Sep 2025	\$308,500	\$240
1711	1,068 sq ft	Sep 2025	\$275,000	\$257

Market Information



Villas de Tuscany: \$193/sq. ft.
Sunrise: \$220/sq. ft.

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Broward: \$311/sq. ft.

Inventory for Sale

Villas de Tuscany	1%
Sunrise	4%
Broward	4%



Avg. Time to Close Over Last 12 Months

Villas de Tuscany	75 days
Sunrise	80 days
Broward	88 days