

# Unit 8201 SW 25th Ct # 105 - Tuscany

8201 SW 25th Ct # 105 - 2512-2896 SW 83 Ave, Miramar, FL, Broward 33025

## Unit Information

|                 |                  |
|-----------------|------------------|
| MLS Number:     | A11930637        |
| Status:         | Active           |
| Size:           | 1,423 Sq ft.     |
| Bedrooms:       | 3                |
| Full Bathrooms: | 2                |
| Half Bathrooms: | 1                |
| Parking Spaces: | 2 Or More Spaces |
| View:           |                  |
| List Price:     | \$349,900        |
| List PPSF:      | \$246            |
| Valuated Price: | \$377,000        |
| 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

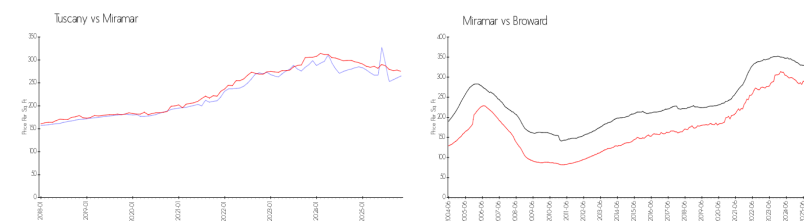
Tuscany Community Association  
Address: 8266 SW 25th Ct,  
Miramar, FL 33025  
Phone: +1 954-674-2717

<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.

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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 |