Unit 42 - Fusion Gardens

42 - 1455 Fusion Gardens, Fort Lauderdale, FL, Broward 33304

Built in 2006 - 50 units - 2 floors

Unit Information

MLS Number:	A11936082
Status:	Active
Size:	1,012 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Additional Spaces Available,Assigned Parking
View:	
List Price:	$270,000
List PPSF:	$267
Valuated Price:	$265,000
Valuated PPSF:	$262

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:	50
Number of active listings for rent:	0
Number of active listings for sale:	1
Building inventory for sale:	2%
Number of sales over the last 12 months:	1
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

Building Association Information

Fusion
Address: 1455 Holly Heights Dr,
Fort Lauderdale, FL 33304

https://

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4	1,012 sq ft	Apr 2025	$325,000	$321

Market Information

Fusion Gardens:	$262/sq. ft.	Fort Lauderdale:	$525/sq. ft.
Fort Lauderdale:	$525/sq. ft.	Broward:	$306/sq. ft.

Inventory for Sale

Fusion Gardens	2%
Fort Lauderdale	7%
Broward	6%

Avg. Time to Close Over Last 12 Months

Fusion Gardens	59 days
Fort Lauderdale	102 days
Broward	89 days