Unit PHF - Embassy Towers II

PHF - 2715 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

Built in 1973 - 102 units - 18 floors

Unit Information

MLS Number:	A11941836
Status:	Active
Size:	900 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	$399,777
List PPSF:	$444
Valuated Price:	$363,000
Valuated PPSF:	$403

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:	102
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:	6
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

Building Association Information

Embassy Tower II Association Inc
2715 N Ocean Boulevard
Fort Lauderdale, FL 33308
(954) 564-2166

https://

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
9C	1,200 sq ft	Nov 2025	$527,500	$440
9C	1,200 sq ft	Oct 2025	$527,500	$440
7C	1,200 sq ft	Aug 2025	$575,000	$479
7C	1,200 sq ft	Aug 2025	$575,000	$479
11a	1,200 sq ft	Jul 2025	$610,000	$508
11a	1,200 sq ft	Jul 2025	$610,000	$508

Market Information

Embassy Towers II:	$401/sq. ft.	Fort Lauderdale:	$525/sq. ft.
Fort Lauderdale:	$525/sq. ft.	Broward:	$306/sq. ft.

Inventory for Sale

Embassy Towers II	5%
Fort Lauderdale	7%
Broward	6%

Avg. Time to Close Over Last 12 Months

Embassy Towers II	68 days
Fort Lauderdale	102 days
Broward	89 days