

# Unit S1704 - Auberge Residences (North & South)

S1704 - 2200 N Ocean Blvd, Fort Lauderdale, FL, Broward 33305

## Unit Information

MLS Number: A11958201  
 Status: Active  
 Size: 4,498 Sq ft.  
 Bedrooms: 4  
 Full Bathrooms: 4  
 Half Bathrooms: 2  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking

View:  
 List Price: \$10,495,000  
 List PPSF: \$2,333  
 Valuated Price: \$4,612,000  
 Valuated PPSF: \$1,439

*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: 170  
 Number of active listings for rent: 0  
 Number of active listings for sale: 27  
 Building inventory for sale: 15%  
 Number of sales over the last 12 months: 26  
 Number of sales over the last 6 months: 11  
 Number of sales over the last 3 months: 6

## Building Association Information

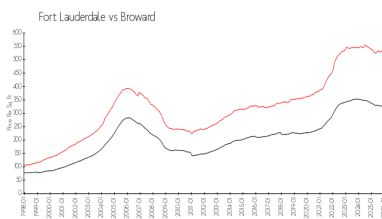
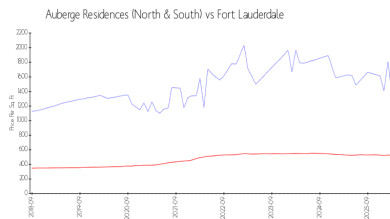
Auberge Beach Residences  
 Address: 2200 N Ocean Blvd,  
 Fort Lauderdale, FL 33305  
 Phone: +1 754-900-4068

<https://aubergebeach.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
N201	1,990 sq ft	Mar 2026	\$2,300,000	\$1,156
S501	3,500 sq ft	Feb 2026	\$5,600,000	\$1,600
S501	3,500 sq ft	Feb 2026	\$5,600,000	\$1,600
S1402	1,753 sq ft	Jan 2026	\$2,500,000	\$1,426
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## Market Information



Auberge Residences \$1355/sq. ft. (North & South):  
 Fort Lauderdale: \$522/sq. ft.  
 Fort Lauderdale: \$522/sq. ft. Broward: \$304/sq. ft.

## Inventory for Sale

Auberge Residences (North & South) 16%



Fort Lauderdale	7%
Broward	6%

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

Auberge Residences (North & South)	178 days
Fort Lauderdale	103 days
Broward	89 days