

# Unit 101 SE 3rd Ave # 401 - Meadowbrook Lakes view (A to N)

101 SE 3rd Ave # 401 - 101 SE 3 Ave, Dania Beach, FL, Broward 33004

## Unit Information

|                 |                                        |
|-----------------|----------------------------------------|
| MLS Number:     | A11975967                              |
| Status:         | Active                                 |
| Size:           | 1,190 Sq ft.                           |
| Bedrooms:       | 2                                      |
| Full Bathrooms: | 2                                      |
| Half Bathrooms: | 0                                      |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View:           |                                        |
| List Price:     | \$225,900                              |
| List PPSF:      | \$190                                  |
| Valuated Price: | \$212,000                              |
| Valuated PPSF:  | \$178                                  |

*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:                         | 680 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 33  |
| Building inventory for sale:             | 4%  |
| Number of sales over the last 12 months: | 31  |
| Number of sales over the last 6 months:  | 17  |
| Number of sales over the last 3 months:  | 11  |

## Building Association Information

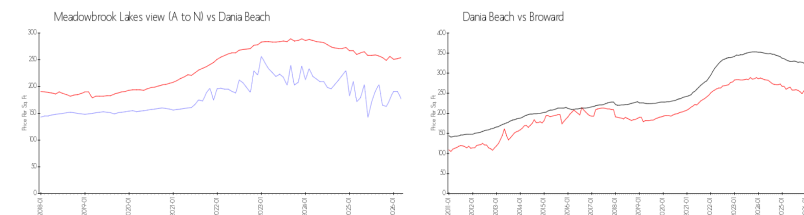
Meadowbrook Lakes View  
Condominium Association  
250 Se 5th Avenue  
Dania, FL  
(954) 921-2311

<https://>

## Recent Sales

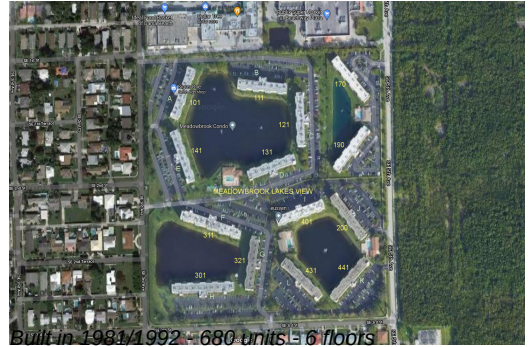
| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 301    | 1,190 sq ft | Mar 2026     | \$240,000  | \$202 |
| 208    | 1,190 sq ft | Mar 2026     | \$260,000  | \$218 |
| 208    | 1,190 sq ft | Mar 2026     | \$260,000  | \$218 |
| 309    | 1,190 sq ft | Feb 2026     | \$205,000  | \$172 |
| 309    | 1,190 sq ft | Feb 2026     | \$205,000  | \$172 |
| 402    | 1,190 sq ft | Feb 2026     | \$220,000  | \$185 |
| 402    | 1,190 sq ft | Feb 2026     | \$220,000  | \$185 |
| 304    | 1,190 sq ft | Feb 2026     | \$255,000  | \$214 |

## Market Information



Meadowbrook Lakes \$177/sq. ft.  
view (A to N):  
Dania Beach: \$254/sq. ft.

Dania Beach: \$254/sq. ft.  
Broward: \$306/sq. ft.



**Inventory for Sale**

|                                 |    |
|---------------------------------|----|
| Meadowbrook Lakes view (A to N) | 5% |
| Dania Beach                     | 4% |
| Broward                         | 6% |

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

|                                 |         |
|---------------------------------|---------|
| Meadowbrook Lakes view (A to N) | 88 days |
| Dania Beach                     | 84 days |
| Broward                         | 89 days |