

Unit 703 - L'Hermitage 2

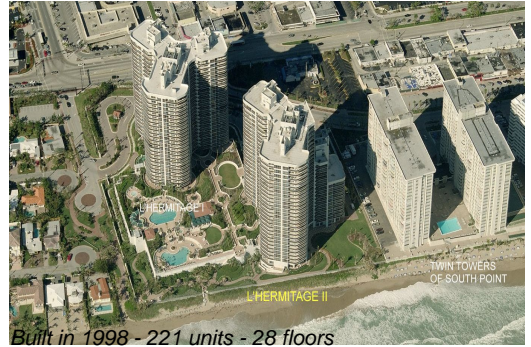
703 - 3200 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: B26002298
 Status: Active
 Size: 2,100 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: Assigned, Attached, Attached Garage, Circular Driveway, Concrete, Covered, Garage, Garage Door Opener, Guest, Under Building, Valet Ocean, Direct Ocean, Beach, Tennis

View:
 List Price: \$1,999,900
 List PPSF: \$952
 Valuated Price: \$1,886,000
 Valuated PPSF: \$894

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: 221
 Number of active listings for rent: 4
 Number of active listings for sale: 4
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 13
 Number of sales over the last 6 months: 7
 Number of sales over the last 3 months: 2

Building Association Information

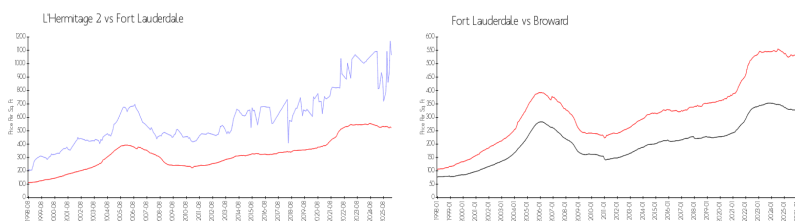
L'Hermitage 2 Condominium association
 (954) 375-3900 & (954) 630-1602
 guard house: 954 568 0132

<https://>

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|---------|-------------|--------------|-------------|---------|
| 501 | 2,600 sq ft | Mar 2026 | \$3,000,000 | \$1,154 |
| SPH2609 | 2,852 sq ft | Feb 2026 | \$3,703,800 | \$1,299 |
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| 707 | 2,332 sq ft | Dec 2025 | \$1,600,000 | \$686 |
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| 1602 | 2,338 sq ft | Dec 2025 | \$1,875,000 | \$802 |
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| 2606 | 1,634 sq ft | Dec 2025 | \$1,550,000 | \$949 |
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Market Information



L'Hermitage 2: \$1063/sq. ft. Fort Lauderdale: \$522/sq. ft.
 Fort Lauderdale: \$522/sq. ft. Broward: \$304/sq. ft.

Inventory for Sale

| | |
|-----------------|----|
| L'Hermitage 2 | 2% |
| Fort Lauderdale | 7% |
| Broward | 6% |

Avg. Time to Close Over Last 12 Months

| | |
|-----------------|----------|
| L'Hermitage 2 | 86 days |
| Fort Lauderdale | 103 days |
| Broward | 89 days |