

Unit PHD - Embassy Towers II

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

Unit Information

MLS Number: B26006135
 Status: Active
 Size: 1,200 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned, Attached
 Garage, Covered, Garage, Under Building
 Ocean, Intracoastal, Water, Other
 View:
 List Price: \$649,900
 List PPSF: \$542
 Valuated Price: \$506,000
 Valuated PPSF: \$422

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: 2
 Number of sales over the last 3 months: 1

Building Association Information

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

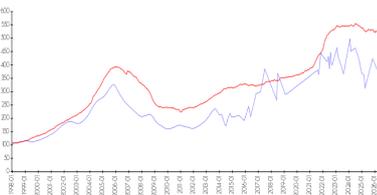
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Recent Sales

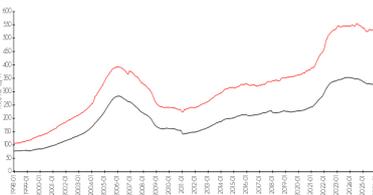
Unit #	Size	Closing Date	Sale Price	PPSF
4E	1,200 sq ft	Mar 2026	\$375,000	\$313
9C	1,200 sq ft	Nov 2025	\$527,500	\$440
9C	1,200 sq ft	Oct 2025	\$527,500	\$440
7C	1,200 sq ft	Aug 2025	\$575,000	\$479
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Market Information

Embassy Towers II vs Fort Lauderdale



Fort Lauderdale vs Broward

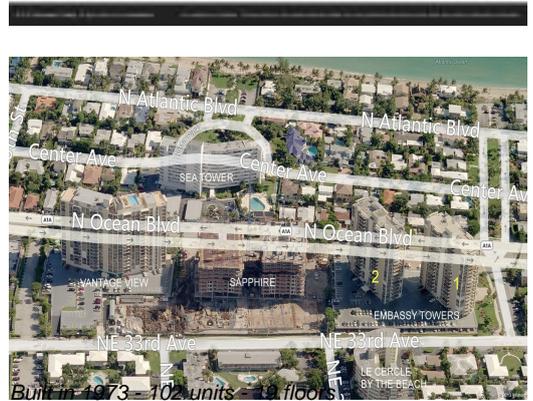


Embassy Towers II: \$383/sq. ft.
 Fort Lauderdale: \$522/sq. ft.

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 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	79 days
Fort Lauderdale	103 days
Broward	89 days