

Unit 1303 - Villas de Tuscany

1303 - 701-785 SW 148 Ave, Sunrise, FL, Broward 33325

Unit Information

MLS Number: F10238968
 Status: Expired
 Size: 1,409 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 0
 Parking Spaces: Assigned Parking, Guest Parking
 View: Garden View
 List Price: \$254,900
 List PPSF: \$181
 Valuated Price: \$307,000
 Valuated PPSF: \$218

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: 234
 Number of active listings for rent: 0
 Number of active listings for sale: 5
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 10
 Number of sales over the last 6 months: 7
 Number of sales over the last 3 months: 3

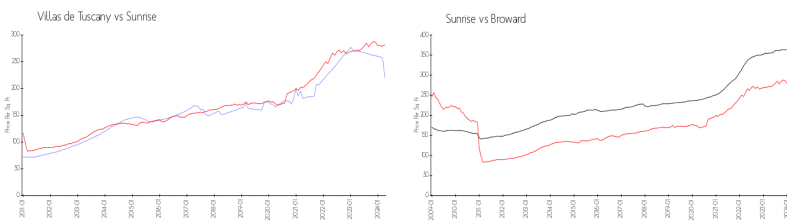
Building Association Information

Villas de Tuscany Condo Association
 731 SW 148th Ave
 Davie, FL 33325
 (954) 236-5441

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
101	1,034 sq ft	Apr 2024	\$340,000	\$329
1211	1,068 sq ft	Mar 2024	\$280,000	\$262
1611	1,311 sq ft	Mar 2024	\$320,000	\$244
301		Nov 2023	\$350,000	
1208	1,068 sq ft	Nov 2023	\$282,000	\$264
1503	1,409 sq ft	Nov 2023	\$389,000	\$276
209	1,285 sq ft	Nov 2023	\$325,000	\$253

Market Information



Villas de Tuscany: \$221/sq. ft. Sunrise: \$282/sq. ft.
 Sunrise: \$282/sq. ft. Broward: \$348/sq. ft.

Inventory for Sale

Villas de Tuscany: 2%
 Sunrise: 3%
 Broward: 3%



Avg. Time to Close Over Last 12 Months

Villas de Tuscany	61 days
Sunrise	55 days
Broward	66 days