

# Unit 2001 - Four Seasons

2001 - 525 N Fort Lauderdale Beach Blvd, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number: F10352878  
 Status: Active  
 Size: 3,850 Sq ft.  
 Bedrooms: 4  
 Full Bathrooms: 5  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Valet Parking  
 View: Ocean View,Direct Ocean,Water View  
 List Price: \$9,499,000  
 List PPSF: \$2,467  
 Valuated Price: \$8,486,000  
 Valuated PPSF: \$2,347

*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: 82  
 Number of active listings for rent: 0  
 Number of active listings for sale: 13  
 Building inventory for sale: 15%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

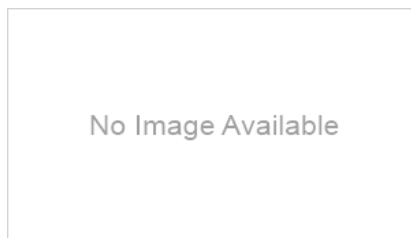
## Building Association Information

Four Seasons  
 Hotel And Residences Fort Lauderdale  
 Address: 525 N Ft Lauderdale Beach Blvd Fort Lauderdale, FL 33304  
 Phone: (754) 336-3100

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1608	1,857 sq ft	Dec 2023	\$3,200,000	\$1,723
1903	2,242 sq ft	Nov 2023	\$4,600,000	\$2,052
1402	2,027 sq ft	Nov 2023	\$4,550,000	\$2,245
1504	2,069 sq ft	Nov 2023	\$3,600,000	\$1,740
1405	1,794 sq ft	Nov 2023	\$3,900,000	\$2,174

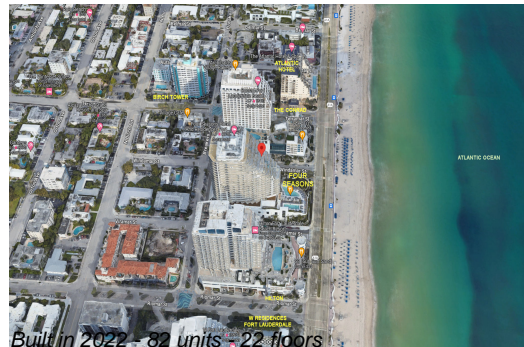
## Market Information



Four Seasons: \$2168/sq. ft. Fort Lauderdale: \$533/sq. ft.  
 Fort Lauderdale: \$533/sq. ft. Broward: \$353/sq. ft.

## Inventory for Sale

Four Seasons: 16%  
 Fort Lauderdale: 4%  
 Broward: 4%



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

Four Seasons	336 days
Fort Lauderdale	78 days
Broward	68 days