

Unit PHF - Embassy Towers II

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

Unit Information

MLS Number: F10407932
 Status: Active Under Contract
 Size: 900 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking
 View: Ocean View
 List Price: \$405,000
 List PPSF: \$450
 Valuated Price: \$387,000
 Valuated PPSF: \$430

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: 11
 Building inventory for sale: 10%
 Number of sales over the last 12 months: 2
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 0

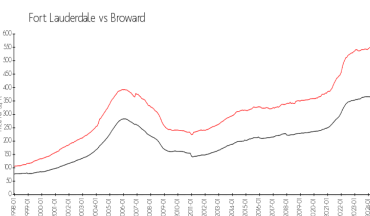
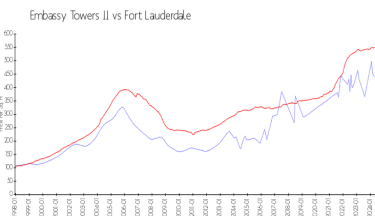
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
11D	1,200 sq ft	Mar 2024	\$550,000	\$458
18d	1,200 sq ft	Feb 2024	\$650,000	\$542

Market Information

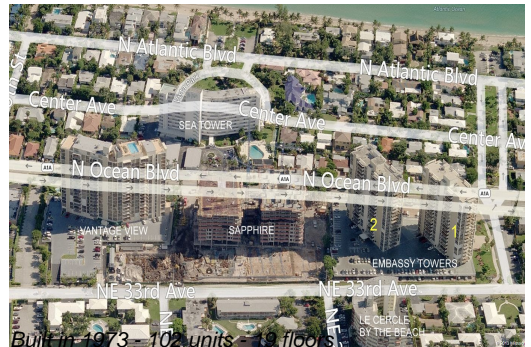


Embassy Towers II: \$428/sq. ft.
 Fort Lauderdale: \$547/sq. ft.
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 Broward: \$346/sq. ft.

Inventory for Sale

Embassy Towers II: 11%
 Fort Lauderdale: 5%
 Broward: 4%

Avg. Time to Close Over Last 12 Months



Embassy Towers II
Fort Lauderdale
Broward

52 days
84 days
72 days