

Unit 1903 - L'Hermitage 2

1903 - 3200 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10411651
Status:	Active
Size:	2,100 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	0
Parking Spaces:	Assigned Parking,Covered Parking,Valet Parking
View:	Intracoastal View,Ocean View,Tennis Court View
List Price:	\$1,895,000
List PPSF:	\$902
Valuated Price:	\$2,104,000
Valuated PPSF:	\$998

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:	7
Building inventory for sale:	3%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

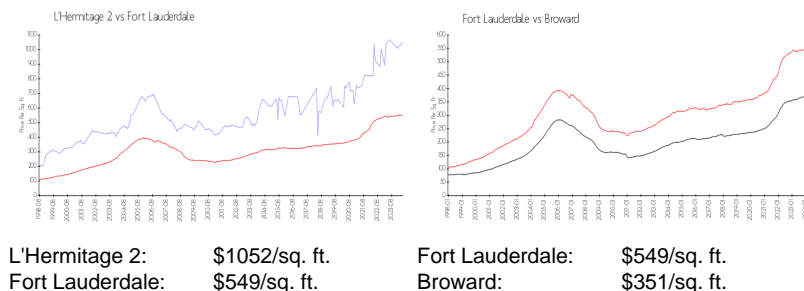
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1008	2,600 sq ft	May 2024	\$2,825,000	\$1,087
2708-Ph	4,940 sq ft	Apr 2024	\$4,300,000	\$870
809	2,851 sq ft	Mar 2024	\$2,500,000	\$877
1803	2,102 sq ft	Jan 2024	\$2,000,000	\$951
1504 E	2,107 sq ft	Jun 2023	\$2,333,000	\$1,107

Market Information



Inventory for Sale

L'Hermitage 2	3%
Fort Lauderdale	4%
Broward	3%



Avg. Time to Close Over Last 12 Months

L'Hermitage 2	132 days
Fort Lauderdale	79 days
Broward	69 days