

# Unit 404 - L'Hermitage 1

404 - 3100 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	F10414522
Status:	Active
Size:	1,977 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Assigned Parking,Covered Parking,Guest Parking
View:	Garden View
List Price:	\$1,597,000
List PPSF:	\$808
Valuated Price:	\$1,344,000
Valuated PPSF:	\$680

*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:	237
Number of active listings for rent:	4
Number of active listings for sale:	20
Building inventory for sale:	8%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	5

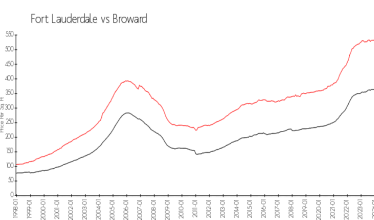
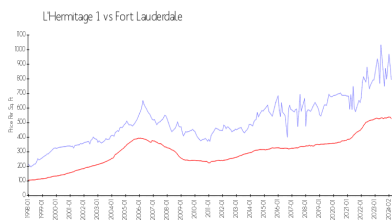
## Building Association Information

L'Hermitage 1 Condominium association  
 (954) 375-3100  
 guard house: 954 568 0132

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1210	2,661 sq ft	Apr 2024	\$3,300,000	\$1,240
1205	1,537 sq ft	Mar 2024	\$1,100,000	\$716
2309	2,762 sq ft	Mar 2024	\$2,900,000	\$1,050
1408	2,318 sq ft	Feb 2024	\$3,400,000	\$1,467
503	1,977 sq ft	Feb 2024	\$1,503,060	\$760

## Market Information

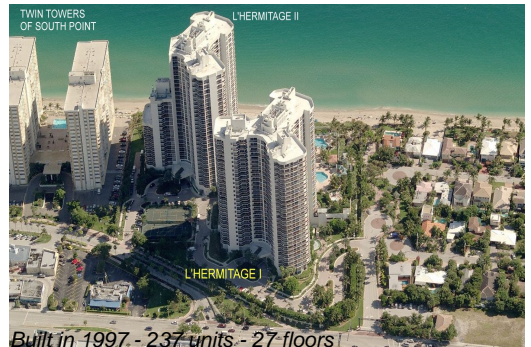
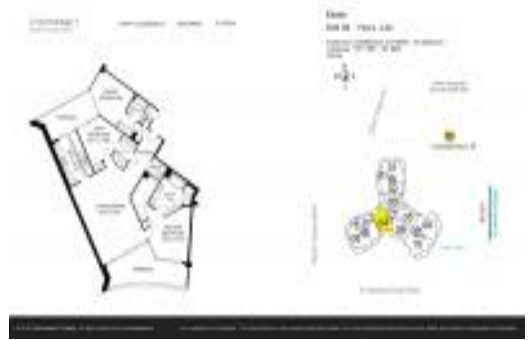


L'Hermitage 1: \$795/sq. ft.  
 Fort Lauderdale: \$528/sq. ft.

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 Broward: \$349/sq. ft.

## Inventory for Sale

L'Hermitage 1	8%
Fort Lauderdale	4%
Broward	4%



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

L'Hermitage 1	81 days
Fort Lauderdale	76 days
Broward	67 days