

Unit 110 Lake Emerald Dr # 303 - Lake Emerald 1

110 Lake Emerald Dr # 303 - 109 Lake Emerald Dr, Oakland Park, FL, Broward 33309

Unit Information

MLS Number:	F10423681
Status:	Active
Size:	920 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking
View:	Club Area View,Garden View,Lake
List Price:	\$248,770
List PPSF:	\$270
Valuated Price:	\$195,000
Valuated PPSF:	\$212

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:	70
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	5%
Number of sales over the last 12 months:	1
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

Building Association Information

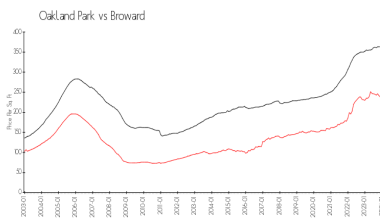
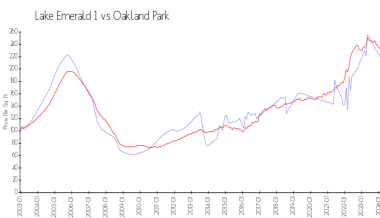
Lake Emerald
954 - 484 - 1786

<http://www.lakeemerald.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
203	920 sq ft	May 2023	\$235,000	\$255

Market Information



Lake Emerald 1:	\$210/sq. ft.	Oakland Park:	\$229/sq. ft.
Oakland Park:	\$229/sq. ft.	Broward:	\$348/sq. ft.

Inventory for Sale

Lake Emerald 1	6%
Oakland Park	4%
Broward	3%

Avg. Time to Close Over Last 12 Months



Lake Emerald 1
Oakland Park
Broward

32 days
45 days
66 days