

# Unit 1103 - L'Hermitage 2

1103 - 3200 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	F10424000
Status:	Active
Size:	2,102 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	0
Parking Spaces:	1 Space,Parking-Under Building,Valet Parking
View:	Intracoastal View,Ocean View,Direct Ocean
List Price:	\$1,925,000
List PPSF:	\$916
Valuated Price:	\$1,772,000
Valuated PPSF:	\$840

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:	8
Building inventory for sale:	3%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	3

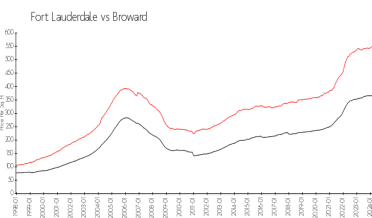
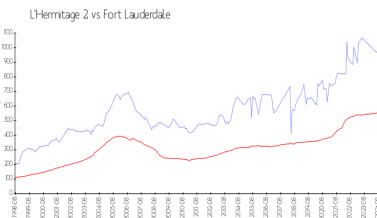
## Building Association Information

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
1909	2,850 sq ft	Jul 2024	\$3,350,000	\$1,175
1404	2,102 sq ft	Jun 2024	\$2,200,000	\$1,047
2003	2,109 sq ft	Jun 2024	\$1,900,000	\$901
1008	2,600 sq ft	May 2024	\$2,825,000	\$1,087
2708-Ph	4,940 sq ft	Apr 2024	\$4,300,000	\$870

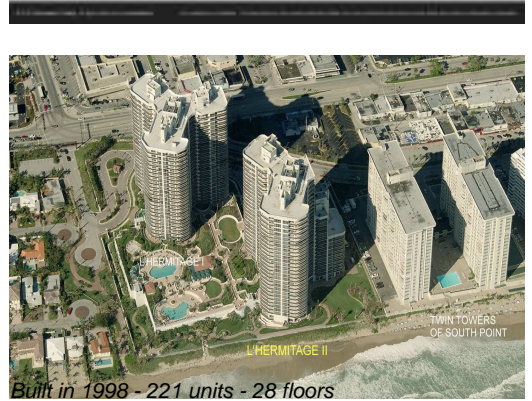
## Market Information



L'Hermitage 2:	\$958/sq. ft.	Fort Lauderdale:	\$547/sq. ft.
Fort Lauderdale:	\$547/sq. ft.	Broward:	\$346/sq. ft.

## Inventory for Sale

L'Hermitage 2	4%
Fort Lauderdale	5%
Broward	4%



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

L'Hermitage 2	129 days
Fort Lauderdale	84 days
Broward	72 days