

# Unit 1208 - Water Garden

1208 - 347 N New River Dr, Fort Lauderdale, FL, Broward 33301

## Unit Information

|                 |                                      |
|-----------------|--------------------------------------|
| MLS Number:     | F10425341                            |
| Status:         | Active                               |
| Size:           | 1,080 Sq ft.                         |
| Bedrooms:       | 2                                    |
| Full Bathrooms: | 2                                    |
| Half Bathrooms: | 0                                    |
| Parking Spaces: | 1 Space,Street Parking,Valet Parking |
| View:           |                                      |
| Rental Price:   | \$4,950                              |
| List PPSF:      | \$5                                  |
| Valuated Price: | \$582,000                            |
| Valuated PPSF:  | \$539                                |

*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.*

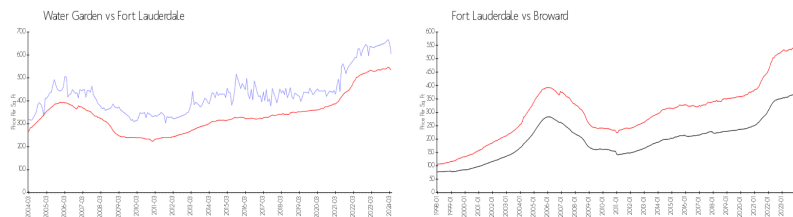
## Building Information

|  |     |
|--|-----|
| Number of units:                         | 315 |
| Number of active listings for rent:      | 8   |
| Number of active listings for sale:      | 13  |
| Building inventory for sale:             | 4%  |
| Number of sales over the last 12 months: | 12  |
| Number of sales over the last 6 months:  | 9   |
| Number of sales over the last 3 months:  | 4   |

## Building Association Information

Water Garden Condo Association  
954-525-5535

## Market Information



|                  |               |                  |               |
|------------------|---------------|------------------|---------------|
| Water Garden:    | \$604/sq. ft. | Fort Lauderdale: | \$533/sq. ft. |
| Fort Lauderdale: | \$533/sq. ft. | Broward:         | \$351/sq. ft. |

## Inventory for Sale

|                 |    |
|-----------------|----|
| Water Garden    | 4% |
| Fort Lauderdale | 4% |
| Broward         | 4% |

## Avg. Time to Close Over Last 12 Months

|                 |         |
|-----------------|---------|
| Water Garden    | 76 days |
| Fort Lauderdale | 76 days |
| Broward         | 67 days |

