

Unit 11H - Birch Crest

11H - 336 N Birch Rd, Fort Lauderdale, FL, Broward 33304

Unit Information

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|-----------------|--|
| MLS Number: | F10426771 |
| Status: | Active |
| Size: | 1,411 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View: | |
| Rental Price: | \$3,400 |
| List PPSF: | \$2 |
| Valuated Price: | \$515,000 |
| Valuated PPSF: | \$365 |

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.

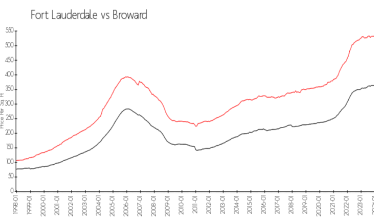
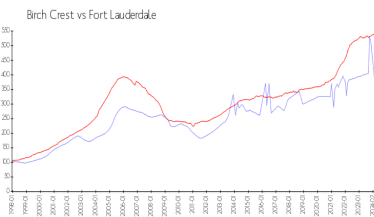
Building Information

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|--|-----|
| Number of units: | 117 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 0 |
| Building inventory for sale: | 0% |
| Number of sales over the last 12 months: | 6 |
| Number of sales over the last 6 months: | 3 |
| Number of sales over the last 3 months: | 1 |

Building Association Information

Birch Crest Apartments
 336 N Birch Rd Ofc
 Fort Lauderdale, FL 33304
 (954) 463-2835

Market Information



| | | | |
|------------------|---------------|------------------|---------------|
| Birch Crest: | \$359/sq. ft. | Fort Lauderdale: | \$528/sq. ft. |
| Fort Lauderdale: | \$528/sq. ft. | Broward: | \$348/sq. ft. |

Inventory for Sale

| | |
|-----------------|----|
| Birch Crest | 0% |
| Fort Lauderdale | 4% |
| Broward | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|-----------------|---------|
| Birch Crest | 55 days |
| Fort Lauderdale | 76 days |
| Broward | 66 days |

