

# Unit 2011 - Tower at Port Royale

2011 - 3200 Port Royale Dr N, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number: F10428531  
 Status: Active  
 Size: 1,290 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned Parking,Covered Parking,Guest Parking  
 View:  
 Rental Price: \$3,500  
 List PPSF: \$3  
 Valuated Price: \$471,000  
 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.*

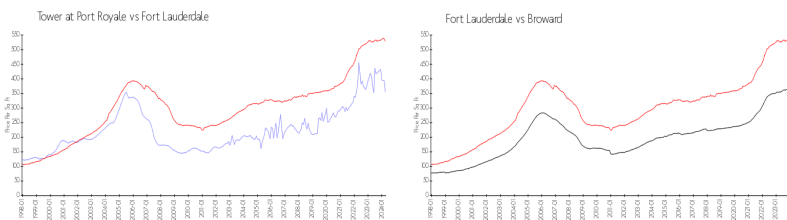
## Building Information

Number of units: 230  
 Number of active listings for rent: 5  
 Number of active listings for sale: 19  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 13  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 4

## Building Association Information

building management office :  
 954-776-0233.

## Market Information



Tower at Port Royale:	\$356/sq. ft.	Fort Lauderdale:	\$528/sq. ft.
Fort Lauderdale:	\$528/sq. ft.	Broward:	\$348/sq. ft.

## Inventory for Sale

Tower at Port Royale: 8%  
 Fort Lauderdale: 4%  
 Broward: 3%

## Avg. Time to Close Over Last 12 Months

Tower at Port Royale: 42 days  
 Fort Lauderdale: 76 days  
 Broward: 66 days

