

# Unit 1504 - Essex Tower

1504 - 340 Sunset Dr, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number:	F10430638
Status:	Active
Size:	1,210 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
Rental Price:	\$3,640
List PPSF:	\$3
Valuated Price:	\$459,000
Valuated PPSF:	\$377

*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.*

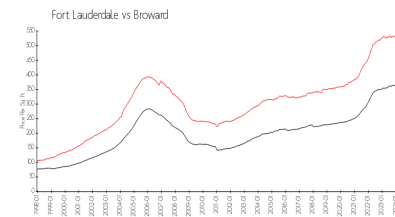
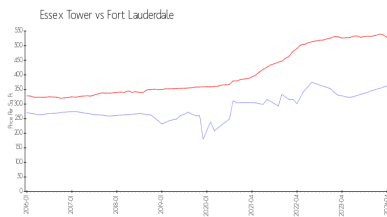
## Building Information

Number of units:	170
Number of active listings for rent:	0
Number of active listings for sale:	9
Building inventory for sale:	5%
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:	3

## Building Association Information

Essex Tower Condominium Association  
 340 Sunset Dr Apt 610  
 Fort Lauderdale, FL 33301  
 Phone number (954) 467-3311

## Market Information



Essex Tower:	\$362/sq. ft.	Fort Lauderdale:	\$528/sq. ft.
Fort Lauderdale:	\$528/sq. ft.	Broward:	\$348/sq. ft.

## Inventory for Sale

Essex Tower	5%
Fort Lauderdale	4%
Broward	3%

## Avg. Time to Close Over Last 12 Months

Essex Tower	84 days
Fort Lauderdale	76 days
Broward	66 days

