

# Unit 2804 - Water Garden

2804 - 347 N New River Dr, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number:	F10433345
Status:	Active
Size:	1,469 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Covered Parking,Valet Parking
View:	
Rental Price:	\$4,900
List PPSF:	\$3
Valuated Price:	\$973,000
Valuated PPSF:	\$662

*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.*

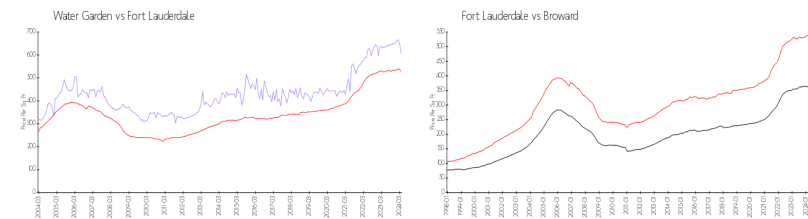
## Building Information

Number of units:	315
Number of active listings for rent:	8
Number of active listings for sale:	11
Building inventory for sale:	3%
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:	\$528/sq. ft.
Fort Lauderdale:	\$528/sq. ft.	Broward:	\$348/sq. ft.

## Inventory for Sale

Water Garden	3%
Fort Lauderdale	4%
Broward	3%

## Avg. Time to Close Over Last 12 Months

Water Garden	76 days
Fort Lauderdale	76 days
Broward	66 days

