

# Unit 901 - Tao North

901 - 2641 N Flamingo Rd, Sunrise, FL, Broward 33323

## Unit Information

MLS Number: F10438190  
 Status: Active  
 Size: 1,690 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 0  
 Parking Spaces: Assigned Parking  
 View:  
 Rental Price: \$4,500  
 List PPSF: \$3  
 Valuated Price: \$425,000  
 Valuated PPSF: \$251

*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.*

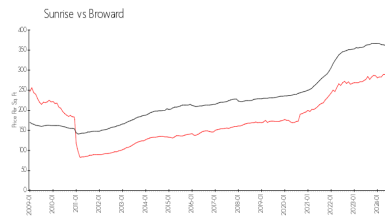
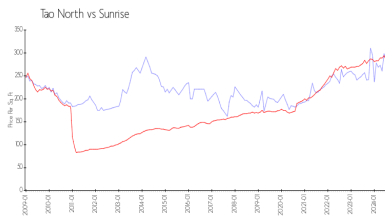
## Building Information

Number of units: 198  
 Number of active listings for rent: 5  
 Number of active listings for sale: 16  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 14  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 3

## Building Association Information

Tao Condominium  
 (954) 837-0550

## Market Information



Tao North: \$271/sq. ft.      Sunrise: \$277/sq. ft.  
 Sunrise: \$277/sq. ft.      Broward: \$346/sq. ft.

## Inventory for Sale

Tao North 8%  
 Sunrise 4%  
 Broward 4%

## Avg. Time to Close Over Last 12 Months

Tao North 116 days  
 Sunrise 62 days  
 Broward 72 days

