

Unit 113 Lake Emerald Dr # 306 - Lake Emerald 5

113 Lake Emerald Dr # 306 - 113 Lake Emerald Dr, Oakland Park, FL, Broward 3309

Unit Information

MLS Number:	F10439076
Status:	Active
Size:	1,120 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Lake,Water View
List Price:	\$229,000
List PPSF:	\$204
Valuated Price:	\$235,000
Valuated PPSF:	\$210

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:	80
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	5%
Number of sales over the last 12 months:	1
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

Building Association Information

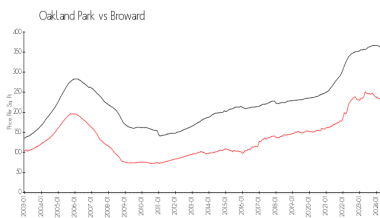
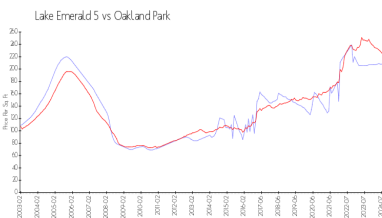
Lake Emerald
954 - 484 - 1786

<http://www.lakeemerald.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
407	920 sq ft	May 2024	\$265,000	\$288

Market Information



Lake Emerald 5:	\$208/sq. ft.	Oakland Park:	\$226/sq. ft.
Oakland Park:	\$226/sq. ft.	Broward:	\$346/sq. ft.

Inventory for Sale

Lake Emerald 5	5%
Oakland Park	4%
Broward	4%

Avg. Time to Close Over Last 12 Months



Lake Emerald 5
Oakland Park
Broward

91 days
63 days
72 days