

# Unit 1605 - L'Hermitage 1

1605 - 3100 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | F10442080                              |
| Status:         | Active                                 |
| Size:           | 1,537 Sq ft.                           |
| Bedrooms:       | 2                                      |
| Full Bathrooms: | 2                                      |
| Half Bathrooms: | 0                                      |
| Parking Spaces: | 1 Space,Assigned Parking,Valet Parking |
| View:           |  |
| Rental Price:   | \$4,500                                |
| List PPSF:      | \$3                                    |
| Valuated Price: | \$1,369,000                            |
| Valuated PPSF:  | \$891                                  |

*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.*

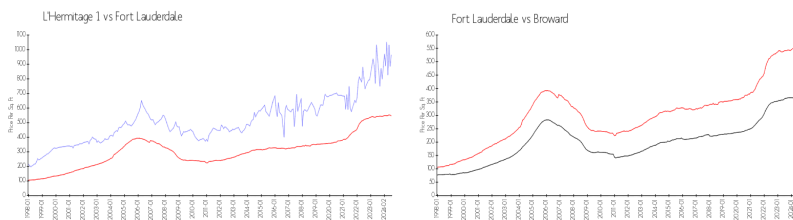
## Building Information

|  |     |
|--|-----|
| Number of units:                         | 237 |
| Number of active listings for rent:      | 4   |
| Number of active listings for sale:      | 18  |
| Building inventory for sale:             | 7%  |
| Number of sales over the last 12 months: | 16  |
| Number of sales over the last 6 months:  | 9   |
| Number of sales over the last 3 months:  | 3   |

## Building Association Information

L'Hermitage 1 Condominium association  
 (954) 375-3100  
 guard house: 954 568 0132

## Market Information



|                  |               |                  |               |
|------------------|---------------|------------------|---------------|
| L'Hermitage 1:   | \$966/sq. ft. | Fort Lauderdale: | \$547/sq. ft. |
| Fort Lauderdale: | \$547/sq. ft. | Broward:         | \$346/sq. ft. |

## Inventory for Sale

|                 |    |
|-----------------|----|
| L'Hermitage 1   | 8% |
| Fort Lauderdale | 5% |
| Broward         | 4% |

## Avg. Time to Close Over Last 12 Months

|                 |         |
|-----------------|---------|
| L'Hermitage 1   | 85 days |
| Fort Lauderdale | 84 days |
| Broward         | 72 days |

