

Unit 1405 - Villas de Tuscany

1405 - 701-785 SW 148 Ave, Sunrise, FL, Broward 33325

Unit Information

MLS Number:	F10445341
Status:	Active
Size:	1,068 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	Garden View
List Price:	\$310,000
List PPSF:	\$290
Valuated Price:	\$259,000
Valuated PPSF:	\$243

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:	234
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	1%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	0

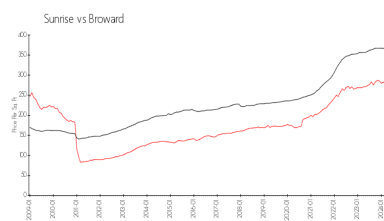
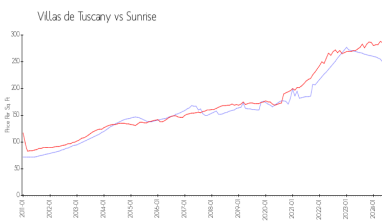
Building Association Information

Villas de Tuscany Condo Association
 731 SW 148th Ave
 Davie, FL 33325
 (954) 236-5441

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
101	1,034 sq ft	Apr 2024	\$340,000	\$329
1211	1,068 sq ft	Mar 2024	\$280,000	\$262
1611	1,311 sq ft	Mar 2024	\$320,000	\$244
301		Nov 2023	\$350,000	
1208	1,068 sq ft	Nov 2023	\$282,000	\$264
1503	1,409 sq ft	Nov 2023	\$389,000	\$276
209	1,285 sq ft	Nov 2023	\$325,000	\$253

Market Information



Villas de Tuscany:	\$247/sq. ft.	Sunrise:	\$285/sq. ft.
Sunrise:	\$285/sq. ft.	Broward:	\$349/sq. ft.

Inventory for Sale

Villas de Tuscany	2%
Sunrise	3%
Broward	4%



Avg. Time to Close Over Last 12 Months

Villas de Tuscany	67 days
Sunrise	62 days
Broward	70 days