

# Unit 801 - L'Hermitage 2

801 - 3200 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	F10445347
Status:	Pending
Size:	2,596 Sq ft.
Bedrooms:	3
Full Bathrooms:	4
Half Bathrooms:	0
Parking Spaces:	1 Space,Valet Parking
View:	
Rental Price:	\$16,500
List PPSF:	\$6
Valuated Price:	\$2,138,000
Valuated PPSF:	\$826

*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.*

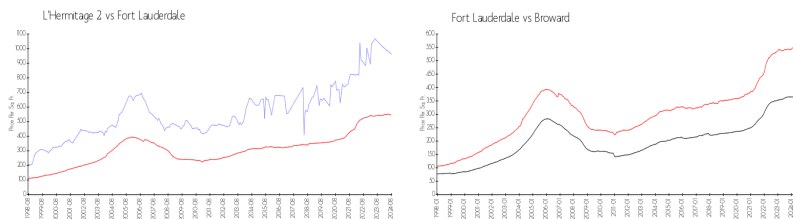
## Building Information

Number of units:	221
Number of active listings for rent:	4
Number of active listings for sale:	8
Building inventory for sale:	3%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

## Building Association Information

L'Hermitage 2 Condominium association  
(954) 375-3900 & (954) 630-1602  
guard house: 954 568 0132

## Market Information



L'Hermitage 2:	\$971/sq. ft.	Fort Lauderdale:	\$543/sq. ft.
Fort Lauderdale:	\$543/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

L'Hermitage 2	4%
Fort Lauderdale	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months

L'Hermitage 2	129 days
Fort Lauderdale	84 days
Broward	72 days

