

# Unit 2201 - Water Garden

2201 - 347 N New River Dr, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number: F10448236  
 Status: Active  
 Size: 1,615 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 Rental Price: \$6,400  
 List PPSF: \$4  
 Valuated Price: \$1,039,000  
 Valuated PPSF: \$643

*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.*

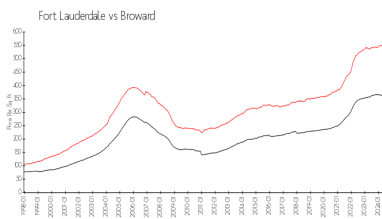
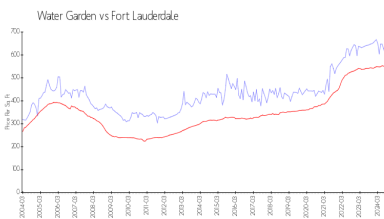
## Building Information

Number of units: 315  
 Number of active listings for rent: 8  
 Number of active listings for sale: 13  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 14  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 3

## Building Association Information

Water Garden Condo Association  
 954-525-5535

## Market Information



Water Garden: \$607/sq. ft.  
 Fort Lauderdale: \$547/sq. ft.

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 Broward: \$346/sq. ft.

## Inventory for Sale

Water Garden 4%  
 Fort Lauderdale 5%  
 Broward 4%

## Avg. Time to Close Over Last 12 Months

Water Garden 83 days  
 Fort Lauderdale 84 days  
 Broward 72 days

