

## Unit 2 - Fusion Gardens

2 - 1455 Fusion Gardens, Fort Lauderdale, FL, Broward 33304

### Unit Information

MLS Number:	F10449086
Status:	Active
Size:	1,012 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces,Assigned Parking,Guest Parking
View:	Other View
List Price:	\$325,000
List PPSF:	\$321
Valuated Price:	\$295,000
Valuated PPSF:	\$292

*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:	50
Number of active listings for rent:	0
Number of active listings for sale:	2
Building inventory for sale:	4%
Number of sales over the last 12 months:	1
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

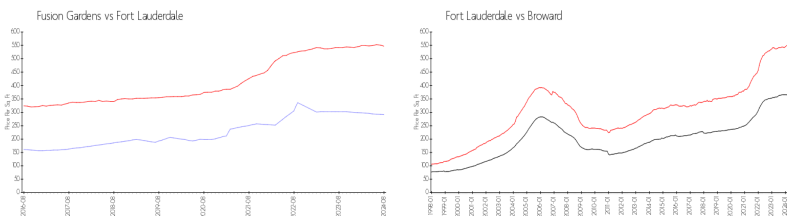
### Building Association Information

Fusion  
Address: 1455 Holly Heights Dr,  
Fort Lauderdale, FL 33304

### Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
19	1,012 sq ft	Oct 2023	\$306,000	\$302

### Market Information



Fusion Gardens:	\$291/sq. ft.	Fort Lauderdale:	\$547/sq. ft.
Fort Lauderdale:	\$547/sq. ft.	Broward:	\$346/sq. ft.

### Inventory for Sale

Fusion Gardens	4%
Fort Lauderdale	5%
Broward	4%

### Avg. Time to Close Over Last 12 Months

Fusion Gardens	9 days
Fort Lauderdale	84 days



Broward

72 days