

# Unit 1404 - L'Hermitage 1

1404 - 3100 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	F10450370
Status:	Active
Size:	1,977 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	
View:	
Rental Price:	\$9,000
List PPSF:	\$5
Valuated Price:	\$1,808,000
Valuated PPSF:	\$915

*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.*

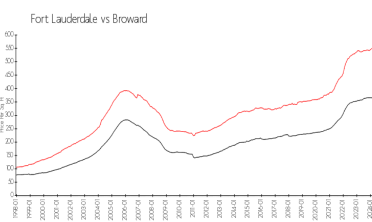
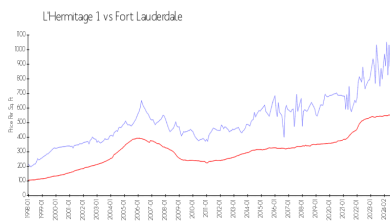
## Building Information

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.

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 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

