

# Unit 1904 - Tao South

1904 - 2641 N Flamingo Rd, Sunrise, FL, Broward 33323

## Unit Information

MLS Number: F10450440  
 Status: Active  
 Size: 1,271 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 2 Spaces, Assigned Parking, Covered Parking  
 View:  
 Rental Price: \$3,000  
 List PPSF: \$2  
 Valuated Price: \$395,000  
 Valuated PPSF: \$293

*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.*

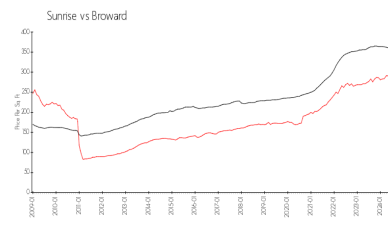
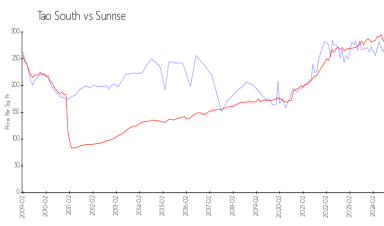
## Building Information

Number of units: 198  
 Number of active listings for rent: 3  
 Number of active listings for sale: 29  
 Building inventory for sale: 14%  
 Number of sales over the last 12 months: 35  
 Number of sales over the last 6 months: 13  
 Number of sales over the last 3 months: 5

## Building Association Information

Tao Condominium  
 (954) 837-0550

## Market Information



Tao South: \$270/sq. ft.  
 Sunrise: \$279/sq. ft.

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 Broward: \$345/sq. ft.

## Inventory for Sale

Tao South: 15%  
 Sunrise: 4%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Tao South: 43 days  
 Sunrise: 62 days  
 Broward: 72 days

