

# Unit 308 - Essex Tower

308 - 340 Sunset Dr, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number:	F10457654
Status:	Active
Size:	1,218 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking,Covered Parking,Guest Parking
View:	
Rental Price:	\$2,650
List PPSF:	\$2
Valuated Price:	\$390,000
Valuated PPSF:	\$320

*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.*

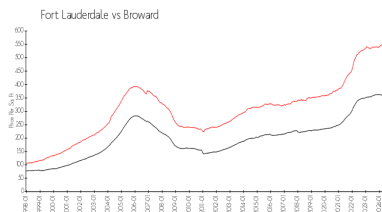
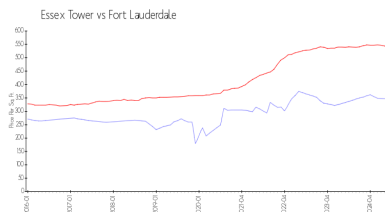
## Building Information

Number of units:	170
Number of active listings for rent:	0
Number of active listings for sale:	10
Building inventory for sale:	5%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

## Building Association Information

Essex Tower Condominium Association  
340 Sunset Dr Apt 610  
Fort Lauderdale, FL 33301  
Phone number (954) 467-3311

## Market Information



Essex Tower:	\$346/sq. ft.	Fort Lauderdale:	\$539/sq. ft.
Fort Lauderdale:	\$539/sq. ft.	Broward:	\$339/sq. ft.

## Inventory for Sale

Essex Tower	6%
Fort Lauderdale	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Essex Tower	116 days
Fort Lauderdale	87 days
Broward	75 days

