

# Unit 3402 - Villas by the Sea 3

3402 - 4444 El Mar Dr, Lauderdale by the Sea, FL, Broward 33308

## Unit Information

MLS Number:	F10461735
Status:	Active
Size:	1,497 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	Ocean View,Direct Ocean
List Price:	\$1,945,000
List PPSF:	\$1,299
Valuated Price:	\$1,848,000
Valuated PPSF:	\$1,234

*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.*

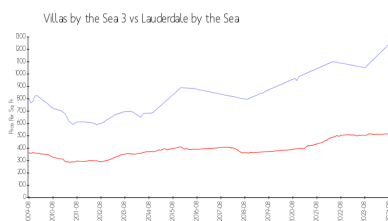
## Building Information

Number of units:	21
Number of active listings for rent:	2
Number of active listings for sale:	1
Building inventory for sale:	4%
Number of sales over the last 12 months:	0
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

## Building Association Information

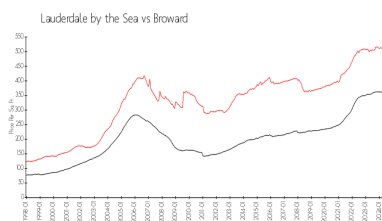
Villas by the Sea Condominium  
(954) 492-2056 & (954) 492-1030

## Market Information



Villas by the Sea 3: \$1256/sq. ft.

Lauderdale by the Sea: \$520/sq. ft.



Lauderdale by the Sea: \$520/sq. ft.

Broward: \$339/sq. ft.

## Inventory for Sale

Villas by the Sea 3	5%
Lauderdale by the Sea	3%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Villas by the Sea 3	120 days
Lauderdale by the Sea	96 days
Broward	75 days

