

Unit 2309 - Water Garden

2309 - 347 N New River Dr, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number:	F10462438
Status:	Active
Size:	1,469 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
Rental Price:	\$5,000
List PPSF:	\$3
Valuated Price:	\$793,000
Valuated PPSF:	\$540

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.

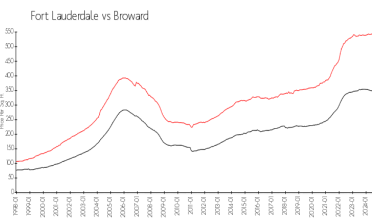
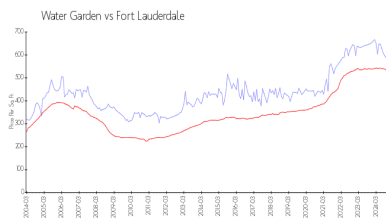
Building Information

Number of units:	315
Number of active listings for rent:	8
Number of active listings for sale:	21
Building inventory for sale:	6%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

Building Association Information

Water Garden Condo Association
954-525-5535

Market Information



Water Garden:	\$570/sq. ft.	Fort Lauderdale:	\$527/sq. ft.
Fort Lauderdale:	\$527/sq. ft.	Broward:	\$334/sq. ft.

Inventory for Sale

Water Garden	7%
Fort Lauderdale	6%
Broward	5%

Avg. Time to Close Over Last 12 Months

Water Garden	74 days
Fort Lauderdale	89 days
Broward	78 days

