

# Unit 3105 - Water Garden

3105 - 347 N New River Dr, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number:	F10463723
Status:	Active
Size:	1,080 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
Rental Price:	\$4,300
List PPSF:	\$4
Valuated Price:	\$678,000
Valuated PPSF:	\$628

*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.*

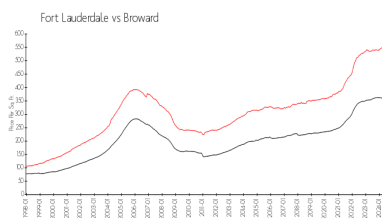
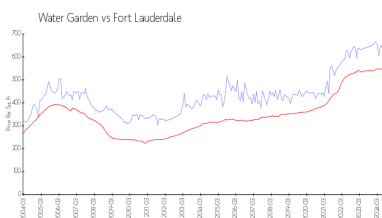
## Building Information

Number of units:	315
Number of active listings for rent:	8
Number of active listings for sale:	16
Building inventory for sale:	5%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	0

## Building Association Information

Water Garden Condo Association  
954-525-5535

## Market Information



Water Garden:	\$582/sq. ft.	Fort Lauderdale:	\$539/sq. ft.
Fort Lauderdale:	\$539/sq. ft.	Broward:	\$339/sq. ft.

## Inventory for Sale

Water Garden	5%
Fort Lauderdale	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Water Garden	72 days
Fort Lauderdale	86 days
Broward	74 days

