

# Unit 1901 - Four Seasons

1901 - 525 N Fort Lauderdale Beach Blvd, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number: F10464735  
 Status: Active  
 Size: 3,892 Sq ft.  
 Bedrooms: 5  
 Full Bathrooms: 6  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces, Guest Parking, Valet Parking  
 View: Intracoastal View, Direct Ocean, Water View  
 List Price: \$9,995,000  
 List PPSF: \$2,568  
 Valuated Price: \$8,541,000  
 Valuated PPSF: \$2,195

*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: 82  
 Number of active listings for rent: 0  
 Number of active listings for sale: 17  
 Building inventory for sale: 20%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 2

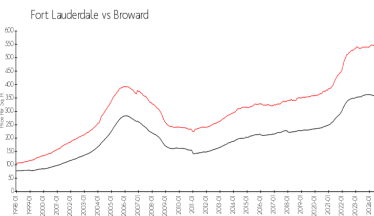
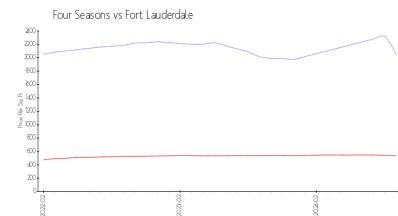
## Building Association Information

Four Seasons  
 Hotel And Residences Fort Lauderdale  
 Address: 525 N Ft Lauderdale Beach Blvd Fort Lauderdale, FL 33304  
 Phone: (754) 336-3100

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1604	2,069 sq ft	Sep 2024	\$3,650,000	\$1,764
801	2,031 sq ft	Aug 2024	\$4,750,000	\$2,339
1608	1,857 sq ft	Dec 2023	\$3,200,000	\$1,723

## Market Information



Four Seasons: \$2047/sq. ft.  
 Fort Lauderdale: \$539/sq. ft.  
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 Broward: \$339/sq. ft.

## Inventory for Sale

Four Seasons: 21%  
 Fort Lauderdale: 5%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Four Seasons: 275 days  
 Fort Lauderdale: 86 days  
 Broward: 74 days

