

# Unit C12 - Portofino on the Intracoastal

C12 - 77 S Birch Rd, Fort Lauderdale, FL, Broward 33316

## Unit Information

MLS Number:	F10467014
Status:	Active
Size:	1,435 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Assigned Parking,Covered Parking
View:	Intracoastal View,Direct Ocean,Water View
List Price:	\$1,399,000
List PPSF:	\$975
Valuated Price:	\$1,217,000
Valuated PPSF:	\$848

*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:	52
Number of active listings for rent:	0
Number of active listings for sale:	1
Building inventory for sale:	1%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

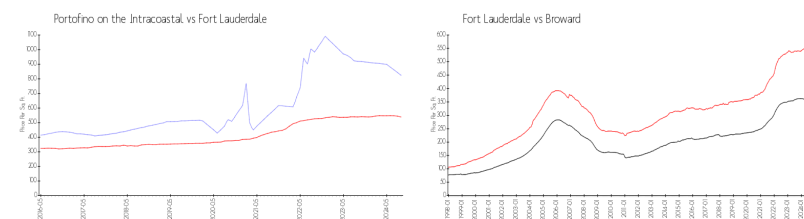
## Building Association Information

Portofino On Intracoastal  
Address: 77 S Birch Rd,  
Fort Lauderdale, FL 33316  
Phone: +1 954-463-4742

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
10B	1,435 sq ft	Nov 2024	\$1,050,000	\$732
14C	1,435 sq ft	May 2024	\$1,355,000	\$944

## Market Information



Portofino on the Intracoastal:	\$824/sq. ft.	Fort Lauderdale:	\$539/sq. ft.
Fort Lauderdale:	\$539/sq. ft.	Broward:	\$339/sq. ft.

## Inventory for Sale

Portofino on the Intracoastal	2%
Fort Lauderdale	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Portofino on the Intracoastal	83 days
Fort Lauderdale	87 days
Broward	75 days

