

# Unit 504 - L'Hermitage 2

504 - 3200 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	F10470122
Status:	Active
Size:	2,100 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	0
Parking Spaces:	1 Space,Covered Parking,Valet Parking
View:	
Rental Price:	\$8,000
List PPSF:	\$4
Valuated Price:	\$1,722,000
Valuated PPSF:	\$817

*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.*

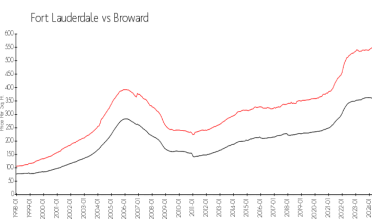
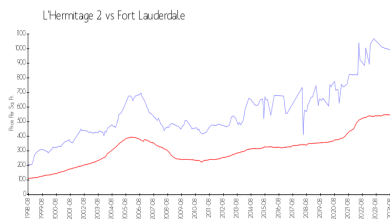
## Building Information

Number of units:	221
Number of active listings for rent:	4
Number of active listings for sale:	11
Building inventory for sale:	4%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	0

## Building Association Information

L'Hermitage 2 Condominium association  
(954) 375-3900 & (954) 630-1602  
guard house: 954 568 0132

## Market Information



L'Hermitage 2:	\$989/sq. ft.	Fort Lauderdale:	\$539/sq. ft.
Fort Lauderdale:	\$539/sq. ft.	Broward:	\$339/sq. ft.

## Inventory for Sale

L'Hermitage 2	5%
Fort Lauderdale	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months

L'Hermitage 2	139 days
Fort Lauderdale	86 days
Broward	74 days

