

# Unit 2510 - L'Hermitage 1

2510 - 3100 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	F10471811
Status:	Active
Size:	2,661 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	0
Parking Spaces:	2 Spaces, Parking Garage, Valet Parking
View:	
Rental Price:	\$11,000
List PPSF:	\$4
Valuated Price:	\$3,446,000
Valuated PPSF:	\$1,295

*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.*

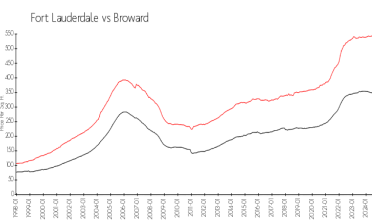
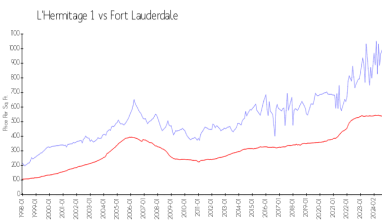
## Building Information

Number of units:	237
Number of active listings for rent:	4
Number of active listings for sale:	17
Building inventory for sale:	7%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	3

## Building Association Information

L'Hermitage 1 Condominium association  
 (954) 375-3100  
 guard house: 954 568 0132

## Market Information



L'Hermitage 1:	\$963/sq. ft.	Fort Lauderdale:	\$527/sq. ft.
Fort Lauderdale:	\$527/sq. ft.	Broward:	\$334/sq. ft.

## Inventory for Sale

L'Hermitage 1	7%
Fort Lauderdale	6%
Broward	5%

## Avg. Time to Close Over Last 12 Months

L'Hermitage 1	116 days
Fort Lauderdale	89 days
Broward	78 days

