

Unit 502 - 321 at Water's Edge

502 - 321 N Birch Rd, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number:	F10508218
Status:	Active
Size:	2,805 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Covered Parking,Guest Parking
View:	
List Price:	\$2,950,000
List PPSF:	\$1,052
Valuated Price:	\$2,651,000
Valuated PPSF:	\$951

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

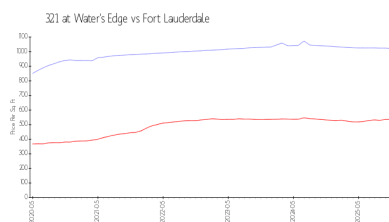
Number of units:	23
Number of active listings for rent:	0
Number of active listings for sale:	1
Building inventory for sale:	4%
Number of sales over the last 12 months:	0
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

Building Association Information

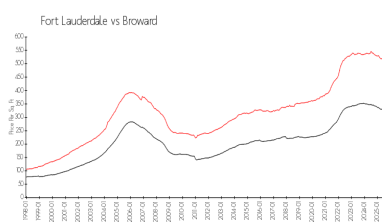
321 at Water's Edge
Condominium Association
Address: 321 N Birch Rd,
Fort Lauderdale, FL 33304
Phone: +1 954-357-2133

<https://>

Market Information



321 at Water's Edge: \$1022/sq. ft.
Fort Lauderdale: \$535/sq. ft.



Fort Lauderdale: \$535/sq. ft.
Broward: \$311/sq. ft.

Inventory for Sale

321 at Water's Edge	4%
Fort Lauderdale	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

321 at Water's Edge	n/a
Fort Lauderdale	101 days
Broward	88 days

