

Unit 3A - 45 Hendrix

3A - 45 Hendricks Isle, Fort Lauderdale, FL, Broward 33301

Unit Information

| | |
|-----------------|-----------------|
| MLS Number: | F10511867 |
| Status: | Active |
| Size: | 2,700 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 3 |
| Half Bathrooms: | 1 |
| Parking Spaces: | Covered Parking |
| View: | |
| List Price: | \$1,999,000 |
| List PPSF: | \$740 |
| Valuated Price: | \$1,899,000 |
| Valuated PPSF: | \$703 |

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

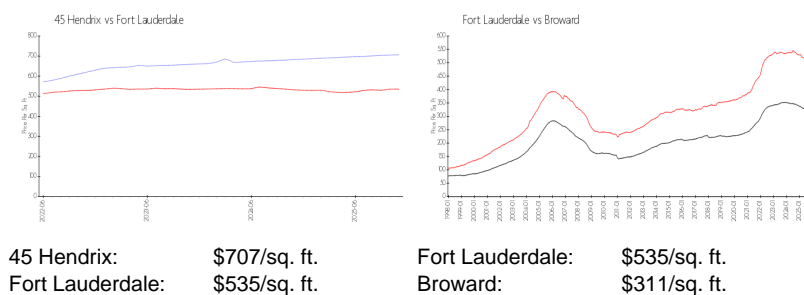
| | |
|--|-----|
| Number of units: | 14 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 2 |
| Building inventory for sale: | 14% |
| Number of sales over the last 12 months: | 0 |
| Number of sales over the last 6 months: | 0 |
| Number of sales over the last 3 months: | 0 |

Building Association Information

Hendricks Isles
Homeowners Association, Inc.
Address: 45 Hendricks Isle,
Fort Lauderdale, FL 33301
(954) 463-4551

<https://>

Market Information



Inventory for Sale

| | |
|-----------------|-----|
| 45 Hendrix | 14% |
| Fort Lauderdale | 4% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|-----------------|----------|
| 45 Hendrix | n/a |
| Fort Lauderdale | 100 days |
| Broward | 88 days |

