

# Unit 301 - Top of the Mile

301 - 4013 N Ocean Dr, Lauderdale by the Sea, FL, Broward 33308

## Unit Information

|                 |                  |
|-----------------|------------------|
| MLS Number:     | F10518107        |
| Status:         | Active           |
| Size:           | 790 Sq ft.       |
| Bedrooms:       | 1                |
| Full Bathrooms: | 1                |
| Half Bathrooms: | 1                |
| Parking Spaces: | Assigned Parking |
| View:           |                  |
| List Price:     | \$349,900        |
| List PPSF:      | \$443            |
| Valuated Price: | \$333,000        |
| Valuated PPSF:  | \$422            |

*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:                         | 47 |
| Number of active listings for rent:      | 0  |
| Number of active listings for sale:      | 1  |
| Building inventory for sale:             | 2% |
| Number of sales over the last 12 months: | 3  |
| Number of sales over the last 6 months:  | 1  |
| Number of sales over the last 3 months:  | 0  |

## Building Association Information

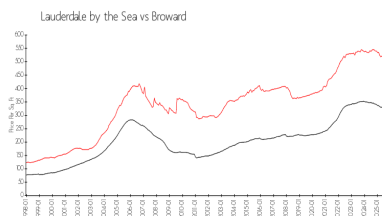
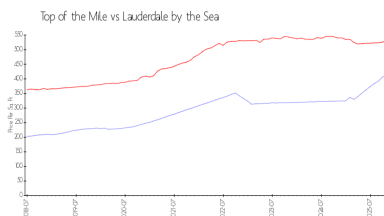
Top of the Mile South  
Address: 3909 N Ocean Blvd, Fort Lauderdale, FL 33308  
Phone: +1 954-561-2715

<https://>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 105    | 1,128 sq ft | Sep 2025     | \$342,000  | \$303 |
| 215    | 1,128 sq ft | Mar 2025     | \$372,000  | \$330 |
| 305    | 1,128 sq ft | Jan 2025     | \$370,000  | \$328 |

## Market Information

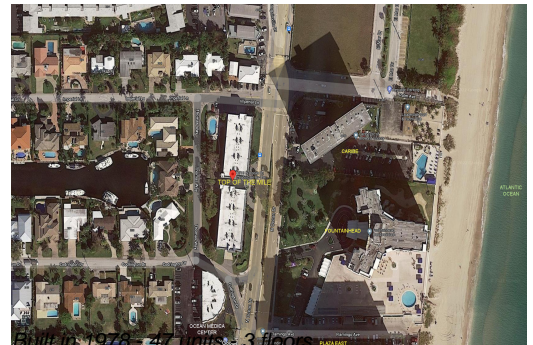


|                        |               |                        |               |
|------------------------|---------------|------------------------|---------------|
| Top of the Mile:       | \$417/sq. ft. | Lauderdale by the Sea: | \$533/sq. ft. |
| Lauderdale by the Sea: | \$533/sq. ft. | Broward:               | \$311/sq. ft. |

## Inventory for Sale

|                       |    |
|-----------------------|----|
| Top of the Mile       | 2% |
| Lauderdale by the Sea | 3% |
| Broward               | 4% |

## Avg. Time to Close Over Last 12 Months



Top of the Mile  
Lauderdale by the Sea  
Broward

99 days  
113 days  
88 days