

# Unit 17F - Embassy Towers II

17F - 2715 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	F10519681
Status:	Active
Size:	900 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Deeded Parking,Guest Parking
View:	
List Price:	\$439,900
List PPSF:	\$489
Valuated Price:	\$375,000
Valuated PPSF:	\$417

*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:	102
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	2%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

## Building Association Information

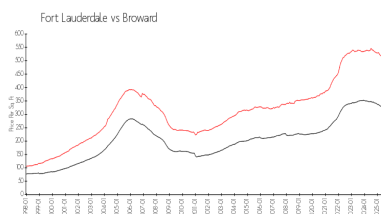
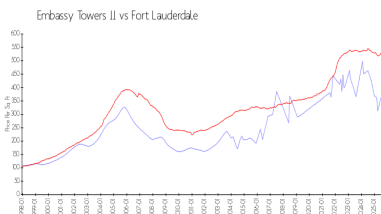
Embassy Tower II Association Inc  
2715 N Ocean Boulevard  
Fort Lauderdale, FL 33308  
(954) 564-2166

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
9C	1,200 sq ft	Nov 2025	\$527,500	\$440
7C	1,200 sq ft	Aug 2025	\$575,000	\$479
11a	1,200 sq ft	Jul 2025	\$610,000	\$508
12D	1,200 sq ft	Jun 2025	\$525,000	\$438
7A	1,200 sq ft	Apr 2025	\$415,000	\$346

## Market Information

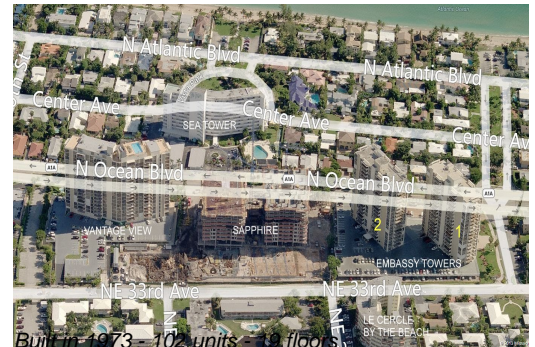


Embassy Towers II:	\$423/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$311/sq. ft.

## Inventory for Sale

Embassy Towers II	3%
Fort Lauderdale	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Embassy Towers II  
Fort Lauderdale  
Broward

65 days  
101 days  
88 days