

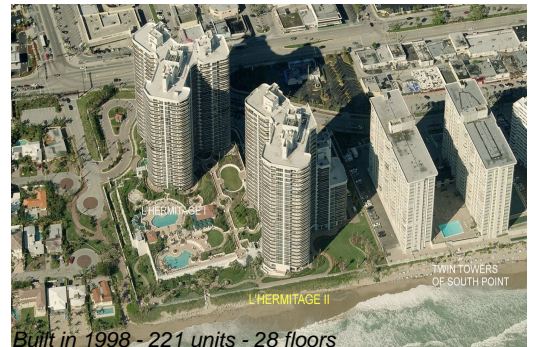
Unit PH2708 - L'Hermitage 2

PH2708 - 3200 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10524220
Status:	Active
Size:	4,938 Sq ft.
Bedrooms:	4
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	Assigned Parking,Covered Parking,Valet Parking
View:	
List Price:	\$5,250,000
List PPSF:	\$1,063
Valuated Price:	\$6,337,000
Valuated PPSF:	\$1,283

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:	221
Number of active listings for rent:	4
Number of active listings for sale:	7
Building inventory for sale:	3%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	5

Building Association Information

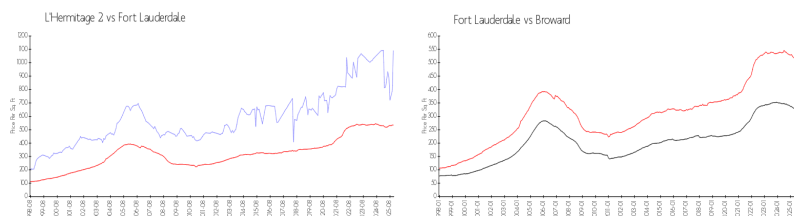
L'Hermitage 2 Condominium association
(954) 375-3900 & (954) 630-1602
guard house: 954 568 0132

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
707	2,332 sq ft	Dec 2025	\$1,600,000	\$686
1602	2,338 sq ft	Dec 2025	\$1,875,000	\$802
2606	1,634 sq ft	Dec 2025	\$1,550,000	\$949
1408	2,588 sq ft	Nov 2025	\$2,675,000	\$1,034
PH 2808	7,029 sq ft	Oct 2025	\$5,075,000	\$722

Market Information



L'Hermitage 2:	\$1092/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale

L'Hermitage 2	3%
Fort Lauderdale	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

L'Hermitage 2
Fort Lauderdale
Broward

110 days
100 days
88 days