

# Unit 301 - La Cascade

301 - 615 Bayshore Dr, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number: F10529189  
Status: Active  
Size: 2,274 Sq ft.  
Bedrooms: 2  
Full Bathrooms: 2  
Half Bathrooms: 1  
Parking Spaces: Assigned Parking,Covered Parking,Guest Parking  
View:  
List Price: \$1,495,000  
List PPSF: \$657  
Valuated Price: \$1,295,000  
Valuated PPSF: \$569

*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.*

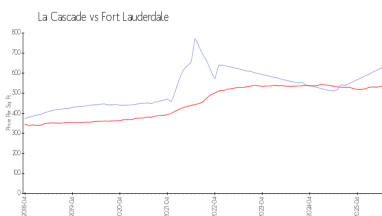
## Building Information

Number of units: 22  
Number of active listings for rent: 0  
Number of active listings for sale: 3  
Building inventory for sale: 13%  
Number of sales over the last 12 months: 1  
Number of sales over the last 6 months: 0  
Number of sales over the last 3 months: 0

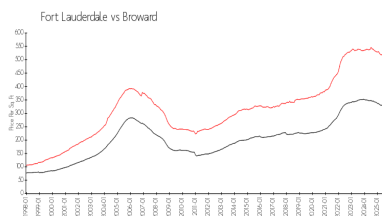
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
402	2,400 sq ft	Dec 2024	\$1,949,000	\$812

## Market Information



La Cascade: \$634/sq. ft.  
Fort Lauderdale: \$535/sq. ft.



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

## Inventory for Sale

La Cascade 14%  
Fort Lauderdale 4%  
Broward 4%

## Avg. Time to Close Over Last 12 Months

La Cascade 222 days  
Fort Lauderdale 100 days  
Broward 88 days

