

Unit 4E - Embassy Towers II

4E - 2715 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10531447
Status:	Active
Size:	1,200 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Covered Parking,Guest Parking
View:	
List Price:	\$428,000
List PPSF:	\$357
Valuated Price:	\$461,000
Valuated PPSF:	\$384

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

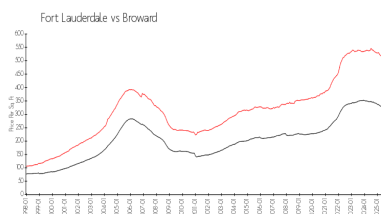
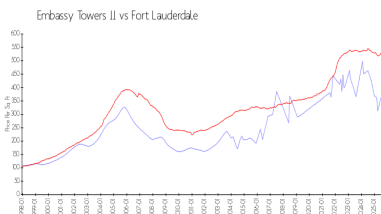
Embassy Tower II Association Inc
2715 N Ocean Boulevard
Fort Lauderdale, FL 33308
(954) 564-2166

<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

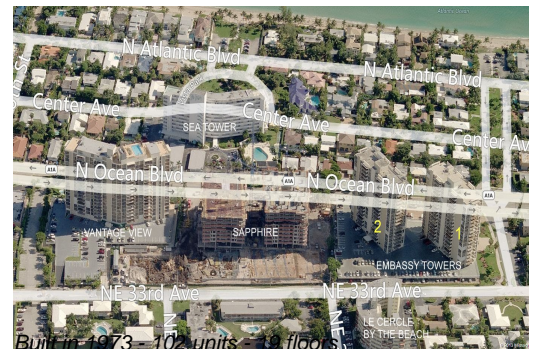


Embassy Towers II:	\$423/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$311/sq. ft.

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
100 days
88 days