

Unit 2609 - L'Hermitage 2

2609 - 3200 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: F10532429
 Status: Active
 Size: 2,852 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 4
 Half Bathrooms: 0
 Parking Spaces: 2 Or More Spaces,Parking-Under Building,Valet Parking

View:
 List Price: \$4,100,000
 List PPSF: \$1,438
 Valuated Price: \$3,464,000
 Valuated PPSF: \$1,218

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

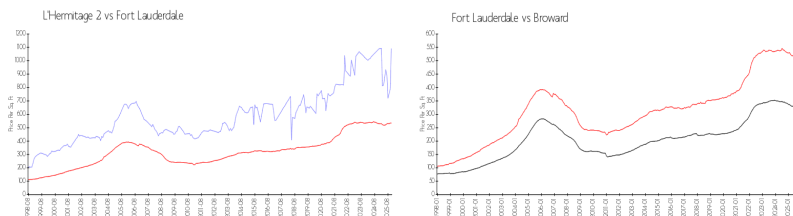
L'Hermitage 2 Condominium association
 (954) 375-3900 & (954) 630-1602
 guard house: 954 568 0132

<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

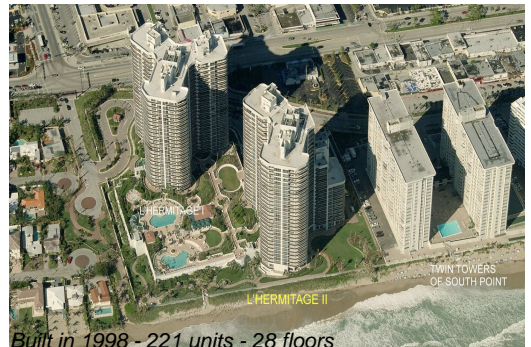


L'Hermitage 2: \$1092/sq. ft. Fort Lauderdale: \$535/sq. ft.
 Fort Lauderdale: \$535/sq. ft. Broward: \$311/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months



Built in 1998 - 221 units - 28 floors

L'Hermitage 2
Fort Lauderdale
Broward

110 days
100 days
88 days