

# Unit 704 - L'Hermitage 1

704 - 3100 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number: F10533569  
 Status: Active  
 Size: 1,977 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Parking-Under Building, Valet Parking

View:  
 List Price: \$2,399,000  
 List PPSF: \$1,213  
 Valuated Price: \$1,688,000  
 Valuated PPSF: \$854

*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: 237  
 Number of active listings for rent: 4  
 Number of active listings for sale: 11  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 16  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 3

## Building Association Information

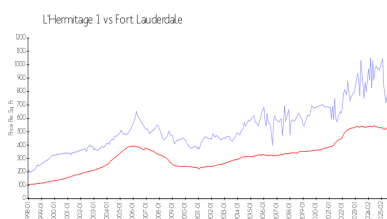
L'Hermitage 1 Condominium association  
 (954) 375-3100  
 guard house: 954 568 0132

<https://>

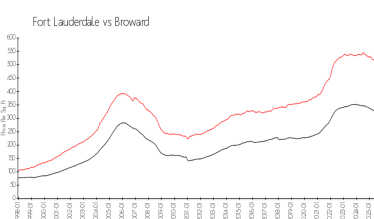
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1606	1,537 sq ft	Nov 2025	\$1,360,000	\$885
1609	2,762 sq ft	Nov 2025	\$2,950,000	\$1,068
2508	2,318 sq ft	Oct 2025	\$2,950,000	\$1,273
1206	1,537 sq ft	Sep 2025	\$875,000	\$569
1203	1,977 sq ft	Aug 2025	\$1,212,500	\$613
1403	1,977 sq ft	Aug 2025	\$1,275,000	\$645
1103	1,977 sq ft	Aug 2025	\$1,375,000	\$695

## Market Information



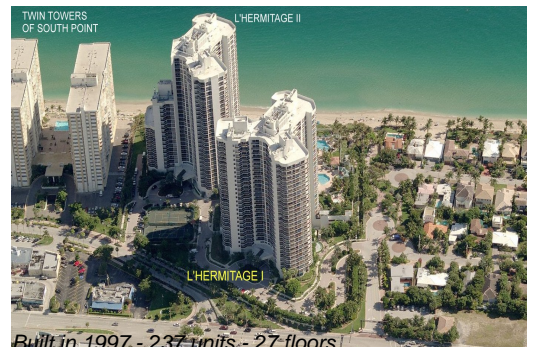
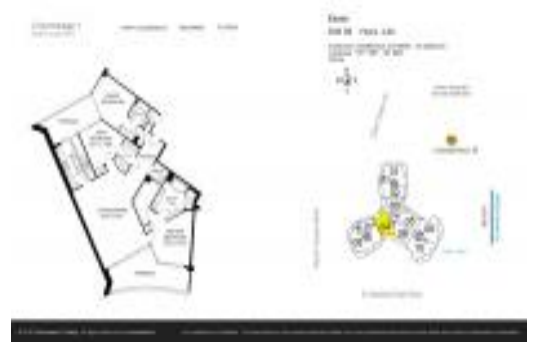
L'Hermitage 1: \$967/sq. ft.  
 Fort Lauderdale: \$535/sq. ft.



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

## Inventory for Sale

L'Hermitage 1: 5%  
 Fort Lauderdale: 4%  
 Broward: 4%



### **Avg. Time to Close Over Last 12 Months**

L'Hermitage 1	106 days
Fort Lauderdale	100 days
Broward	88 days