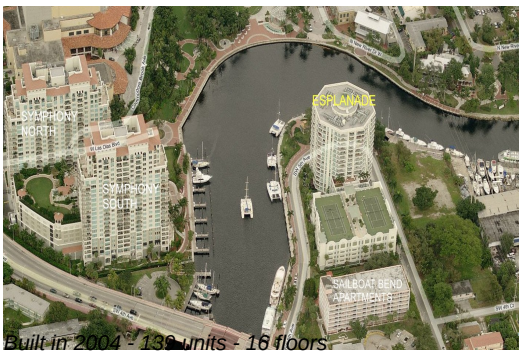
# Unit 301 - Esplanade on the River

301 - 401 SW 4 Ave, Fort Lauderdale, FL, Broward 33315



*Built in 2004 - 139 units - 16 floors*

## Unit Information

| | |
|---|---|
| MLS Number: | F10534482 |
| Status: | Active |
| Size: | 1,227 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | Attached,Attached Garage,Deeded,Garage,Guest |
| View: | River,Garden |
| List Price: | $529,000 |
| List PPSF: | $431 |
| Valuated Price: | $529,000 |
| Valuated PPSF: | $431 |

*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: | 139 |
| Number of active listings for rent: | 5 |
| Number of active listings for sale: | 6 |
| Building inventory for sale: | 4% |
| Number of sales over the last 12 months: | 8 |
| Number of sales over the last 6 months: | 2 |
| Number of sales over the last 3 months: | 1 |

## Building Association Information

Esplanade on the River Condo association
(954) 763-9703

https://

## Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|---|---|---|---|---|
| 904 | 1,275 sq ft | Feb 2026 | $552,500 | $433 |
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| 1204 | 1,275 sq ft | Nov 2025 | $590,000 | $463 |
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| 1000 | 892 sq ft | Aug 2025 | $337,000 | $378 |
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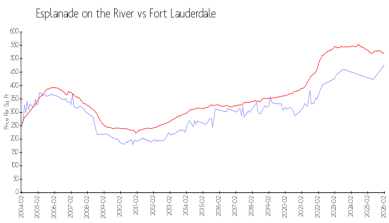
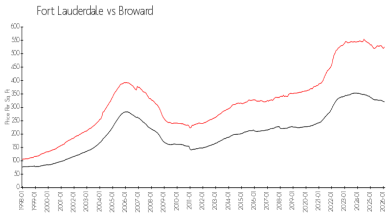
## Market Information




| | | | |
|---|---|---|---|
| Esplanade on the River: | $477/sq. ft. | Fort Lauderdale: | $525/sq. ft. |
| Fort Lauderdale: | $525/sq. ft. | Broward: | $306/sq. ft. |

## Inventory for Sale

| | |
|---|---|
| Esplanade on the River | 4% |
| Fort Lauderdale | 7% |
| Broward | 6% |

## Avg. Time to Close Over Last 12 Months

| | |
|---|---|
| Esplanade on the River | 81 days |
| Fort Lauderdale | 102 days |
| Broward | 89 days |