

# Unit 1603 - Water Garden

1603 - 347 N New River Dr, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number: F10536147  
 Status: Active  
 Size: 1,204 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking

View:  
 List Price: \$959,000  
 List PPSF: \$797  
 Valuated Price: \$741,000  
 Valuated PPSF: \$615

*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: 315  
 Number of active listings for rent: 8  
 Number of active listings for sale: 11  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 27  
 Number of sales over the last 6 months: 11  
 Number of sales over the last 3 months: 3

## Building Association Information

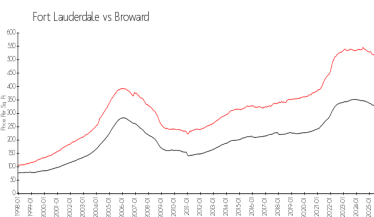
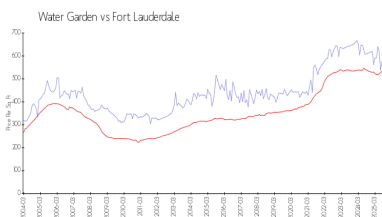
Water Garden Condo Association  
 954-525-5535

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1709	1,469 sq ft	Dec 2025	\$820,000	\$558
1505	1,080 sq ft	Nov 2025	\$565,000	\$523
2104	1,469 sq ft	Nov 2025	\$795,000	\$541
2409	1,469 sq ft	Sep 2025	\$720,000	\$490
608	1,080 sq ft	Aug 2025	\$550,000	\$509
501	1,615 sq ft	Aug 2025	\$770,000	\$477
3107	820 sq ft	Aug 2025	\$500,000	\$610
2108	1,080 sq ft	Aug 2025	\$642,500	\$595

## Market Information

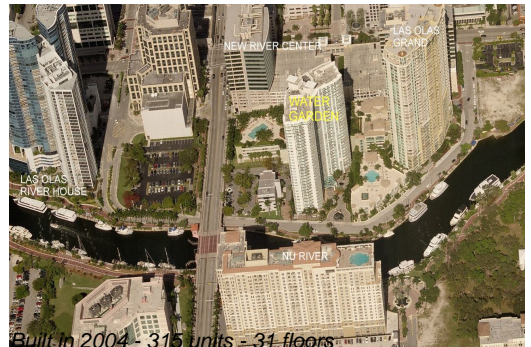


Water Garden: \$557/sq. ft.  
 Fort Lauderdale: \$535/sq. ft.

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

## Inventory for Sale

Water Garden 3%  
 Fort Lauderdale 4%  
 Broward 4%



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

Water Garden	116 days
Fort Lauderdale	101 days
Broward	88 days