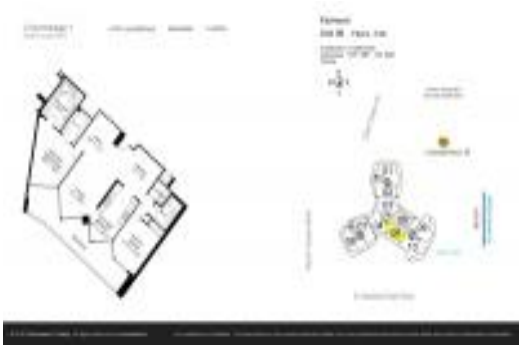
Unit 1206 - L'Hermitage 1

1206 - 3100 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308



Built in 1997 - 237 units - 27 floors

Unit Information

MLS Number:	F10541664
Status:	Active
Size:	1,537 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned,Attached,Attached Garage,Garage,Valet
View:	Garden
List Price:	$1,375,000
List PPSF:	$895
Valuated Price:	$1,401,000
Valuated PPSF:	$912

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:	16
Building inventory for sale:	6%
Number of sales over the last 12 months:	19
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	3

Building Association Information

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

https://

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1510	2,661 sq ft	Jan 2026	$3,000,000	$1,127
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1408	2,318 sq ft	Dec 2025	$3,240,000	$1,398
903	1,977 sq ft	Dec 2025	$1,910,000	$966
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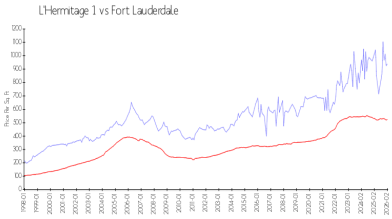
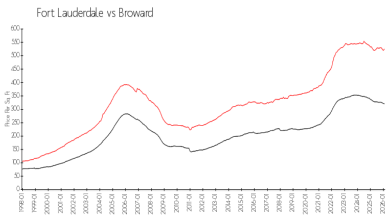
1408	2,318 sq ft	Dec 2025	$3,240,000	$1,398

Market Information





L'Hermitage 1:	$939/sq. ft.	Fort Lauderdale:	$525/sq. ft.
Fort Lauderdale:	$525/sq. ft.	Broward:	$306/sq. ft.

Inventory for Sale

L'Hermitage 1	7%
Fort Lauderdale	7%
Broward	6%

Avg. Time to Close Over Last 12 Months

L'Hermitage 1	116 days
Fort Lauderdale	102 days
Broward	89 days