

Unit 1706 - Esplanade on the River

1706 - 401 SW 4 Ave, Fort Lauderdale, FL, Broward 33315

Unit Information

MLS Number: F10543276
 Status: Active
 Size: 1,546 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned,Covered
 View: Water
 List Price: \$795,000
 List PPSF: \$514
 Valuated Price: \$781,000
 Valuated PPSF: \$505

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

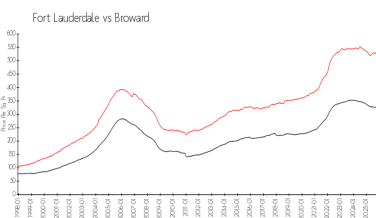
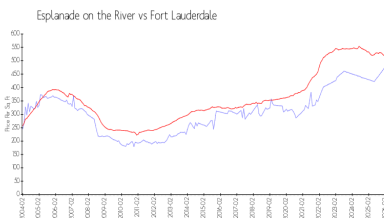
Esplanade on the River Condo association
 (954) 763-9703

<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
Fort Lauderdale
Broward

81 days
102 days
89 days