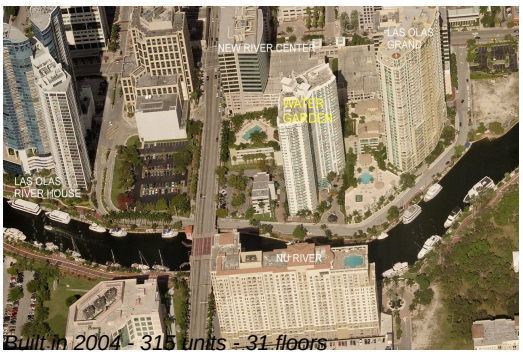
Unit 1104 - Water Garden

1104 - 347 N New River Dr, Fort Lauderdale, FL, Broward 33301



Built in 2004 - 315 units - 31 floors

Unit Information

MLS Number:	F10543450
Status:	Active
Size:	1,469 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Attached,Attached Garage,Covered,Deeded,Garage
View:	River,Ocean,Water
List Price:	$1,100,000
List PPSF:	$749
Valuated Price:	$849,000
Valuated PPSF:	$578

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:	15
Building inventory for sale:	4%
Number of sales over the last 12 months:	31
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	8

Building Association Information

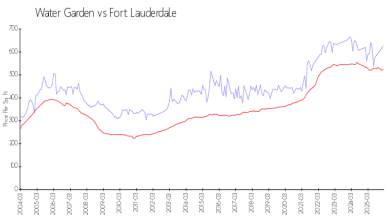
Water Garden Condo Association
954-525-5535

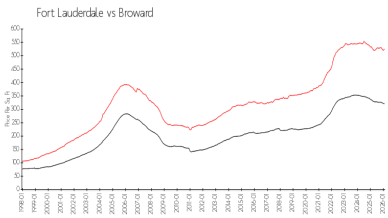
https://

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2605	1,080 sq ft	Mar 2026	$580,000	$537
PH 7	1,880 sq ft	Feb 2026	$1,800,000	$957
PH 7	1,880 sq ft	Feb 2026	$1,800,000	$957
809	1,469 sq ft	Feb 2026	$850,000	$579
809	1,469 sq ft	Feb 2026	$850,000	$579

Market Information





Water Garden:	$626/sq. ft.	Fort Lauderdale:	$525/sq. ft.
Fort Lauderdale:	$525/sq. ft.	Broward:	$306/sq. ft.

Inventory for Sale

Water Garden	5%
Fort Lauderdale	7%
Broward	6%

Avg. Time to Close Over Last 12 Months

Water Garden	97 days
Fort Lauderdale	102 days
Broward	89 days