

Unit 1209 - Tuscan Villas

1209 - 2851 W prospect Rd, Tamarac, FL, Broward 33309

Unit Information

MLS Number:	F10544032
Status:	Active
Size:	1,430 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Assigned
View:	Water
List Price:	\$299,999
List PPSF:	\$210
Valuated Price:	\$286,000
Valuated PPSF:	\$199

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:	106
Number of active listings for rent:	0
Number of active listings for sale:	6
Building inventory for sale:	5%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

Building Association Information

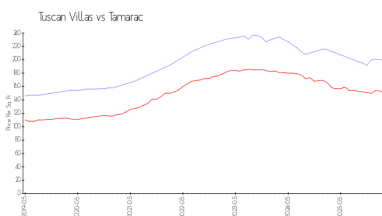
Tuscan Villas
Address: 2851 Prospect Rd,
Tamarac, FL 33309

<https://>

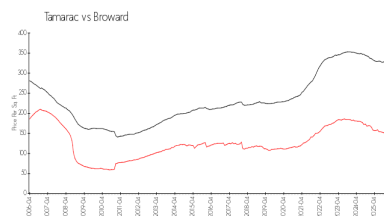
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1002	1,536 sq ft	Feb 2026	\$315,000	\$205
1202	1,536 sq ft	Feb 2026	\$308,000	\$201
1202	1,536 sq ft	Jan 2026	\$308,000	\$201
1208	1,536 sq ft	Nov 2025	\$295,000	\$192

Market Information



Tuscan Villas: \$199/sq. ft.
Tamarac: \$150/sq. ft.



Tamarac: \$150/sq. ft.
Broward: \$306/sq. ft.

Inventory for Sale

Tuscan Villas	6%
Tamarac	5%
Broward	6%

Avg. Time to Close Over Last 12 Months

Tuscan Villas	81 days
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Tamarac
Broward

92 days
89 days