

Unit PH6 - Water Garden

PH6 - 347 N New River Dr, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number: F10544372
Status: Active
Size: 1,469 Sq ft.
Bedrooms: 3
Full Bathrooms: 2
Half Bathrooms: 0
Parking Spaces: Valet
View: River,Ocean,Intracoastal
List Price: \$1,695,000
List PPSF: \$1,154
Valuated Price: \$1,135,000
Valuated PPSF: \$591

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: 14
Building inventory for sale: 4%
Number of sales over the last 12 months: 34
Number of sales over the last 6 months: 15
Number of sales over the last 3 months: 11

Building Association Information

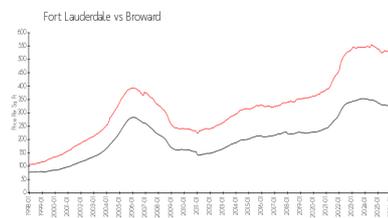
Water Garden Condo Association
954-525-5535

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
907	820 sq ft	Mar 2026	\$425,000	\$518
1205	1,080 sq ft	Mar 2026	\$550,000	\$509
2105	1,080 sq ft	Mar 2026	\$575,000	\$532
411	1,178 sq ft	Mar 2026	\$625,000	\$531
2605	1,080 sq ft	Mar 2026	\$580,000	\$537

Market Information



Water Garden: \$571/sq. ft. Fort Lauderdale: \$522/sq. ft.
Fort Lauderdale: \$522/sq. ft. Broward: \$306/sq. ft.

Inventory for Sale

Water Garden: 4%
Fort Lauderdale: 7%
Broward: 6%

Avg. Time to Close Over Last 12 Months

Water Garden: 96 days

Fort Lauderdale
Broward

103 days
89 days