

Unit PH4 - Water Garden

PH4 - 347 N New River Dr, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number: F10549000
 Status: Active
 Size: 1,918 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: Assigned, Attached, Attached Garage, Covered, Garage, Garage Door Opener
 View: River
 List Price: \$1,450,000
 List PPSF: \$756
 Valuated Price: \$1,192,000
 Valuated PPSF: \$621

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

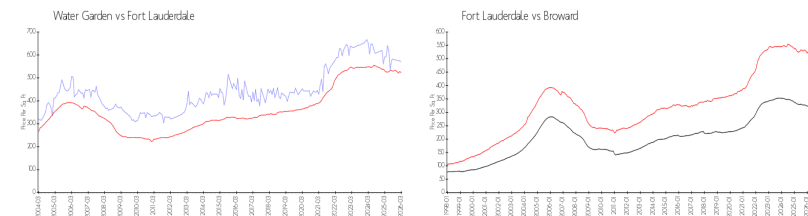
Water Garden Condo Association
 954-525-5535

<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

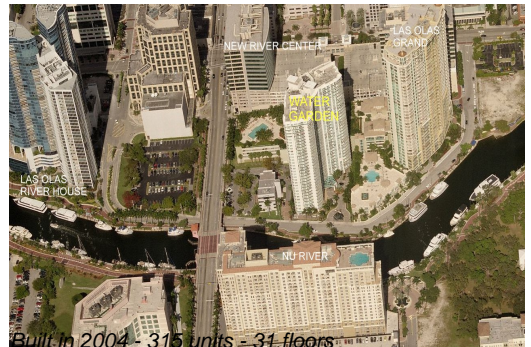


Water Garden: \$571/sq. ft. Fort Lauderdale: \$522/sq. ft.
 Fort Lauderdale: \$522/sq. ft. Broward: \$304/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months



Water Garden
Fort Lauderdale
Broward

96 days
103 days
89 days