

# Unit 301 - Water Garden

301 - 347 N New River Dr, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number: F10549292  
 Status: Active  
 Size: 1,615 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Attached, Attached Garage, Covered, Garage  
 View: River  
 List Price: \$899,000  
 List PPSF: \$557  
 Valuated Price: \$823,000  
 Valuated PPSF: \$510

*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

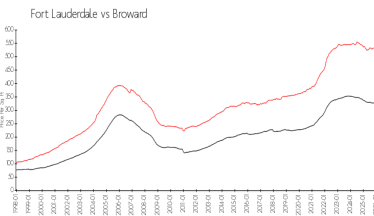
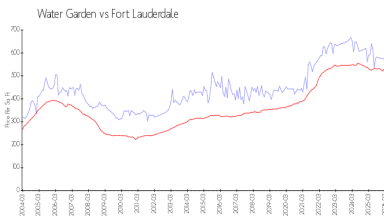
Water Garden Condo Association  
 954-525-5535

<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