

Unit 7D - Embassy Towers II

7D - 2715 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number:	F10551785
Status:	Active
Size:	1,200 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned,Attached,Attached Garage,Covered,Garage,Open Ocean,Intracoastal,Pool
View:	
List Price:	\$449,000
List PPSF:	\$374
Valuated Price:	\$449,000
Valuated PPSF:	\$374

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:	102
Number of active listings for rent:	0
Number of active listings for sale:	5
Building inventory for sale:	4%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

Building Association Information

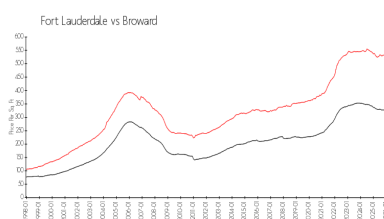
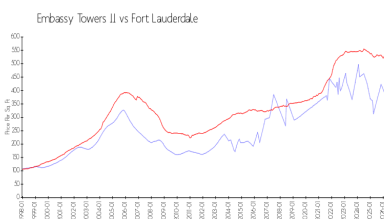
Embassy Tower II Association Inc
2715 N Ocean Boulevard
Fort Lauderdale, FL 33308
(954) 564-2166

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4E	1,200 sq ft	Mar 2026	\$375,000	\$313
9C	1,200 sq ft	Nov 2025	\$527,500	\$440
9C	1,200 sq ft	Oct 2025	\$527,500	\$440
7C	1,200 sq ft	Aug 2025	\$575,000	\$479
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Market Information



Embassy Towers II: \$383/sq. ft.
Fort Lauderdale: \$522/sq. ft.

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Broward: \$306/sq. ft.

Inventory for Sale

Embassy Towers II	5%
Fort Lauderdale	7%
Broward	6%



Avg. Time to Close Over Last 12 Months

Embassy Towers II	79 days
Fort Lauderdale	103 days
Broward	89 days