

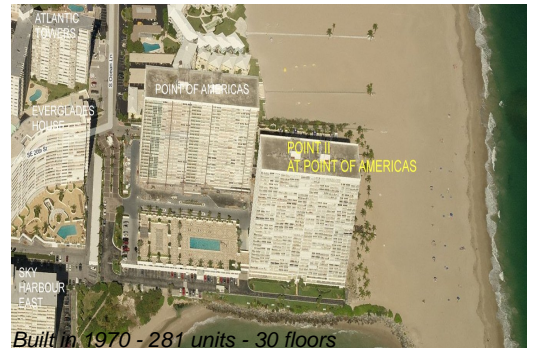
Unit 2701-02 - Point of Americas 2

2701-02 - 2200 S Ocean Ln, Fort Lauderdale, FL, Broward 33316

Unit Information

MLS Number: F10556063
Status: Active
Size: 3,772 Sq ft.
Bedrooms: 5
Full Bathrooms: 4
Half Bathrooms: 0
Parking Spaces: Attached,Attached Garage,Covered,Garage,Under Building
View: Ocean,Intracoastal,Direct Ocean
List Price: \$4,650,000
List PPSF: \$1,233
Valuated Price: \$2,750,000
Valuated PPSF: \$759

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: 281
Number of active listings for rent: 3
Number of active listings for sale: 13
Building inventory for sale: 4%
Number of sales over the last 12 months: 9
Number of sales over the last 6 months: 4
Number of sales over the last 3 months: 2

Building Association Information

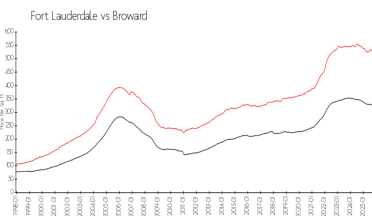
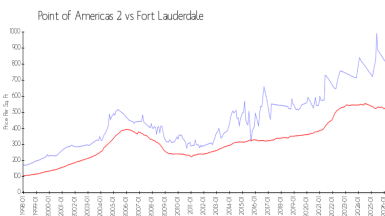
Point of Americas 2 apartments
(954) 522-5446

<https://www.pointofamericas2.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
806	2,170 sq ft	Jan 2026	\$1,050,000	\$484
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805	1,970 sq ft	Dec 2025	\$1,100,000	\$558
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1208	2,005 sq ft	Jul 2025	\$1,600,000	\$798

Market Information



Point of Americas 2: \$808/sq. ft.
Fort Lauderdale: \$522/sq. ft.
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Broward: \$304/sq. ft.

Inventory for Sale

Point of Americas 2: 5%
Fort Lauderdale: 7%
Broward: 6%

Avg. Time to Close Over Last 12 Months

Point of Americas 2
Fort Lauderdale
Broward

77 days
103 days
89 days