

# Unit 1706 - L'Hermitage 1

1706 - 3100 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number: F10556767  
 Status: Active  
 Size: 1,537 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned,Attached,Attached Garage,Covered,Garage,Under Building,Valet  
 View: Ocean,Intracoastal,Water  
 List Price: \$1,745,000  
 List PPSF: \$1,135  
 Valuated Price: \$1,411,000  
 Valuated PPSF: \$918

*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: 237  
 Number of active listings for rent: 4  
 Number of active listings for sale: 16  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 19  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 3

## Building Association Information

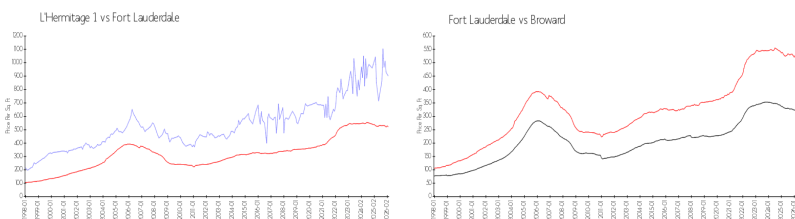
L'Hermitage 1 Condominium association  
 (954) 375-3100  
 guard house: 954 568 0132

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
306	1,537 sq ft	Mar 2026	\$1,349,000	\$878
803	1,977 sq ft	Mar 2026	\$1,300,000	\$658
1510	2,661 sq ft	Jan 2026	\$3,000,000	\$1,127
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1408	2,318 sq ft	Dec 2025	\$3,240,000	\$1,398
903	1,977 sq ft	Dec 2025	\$1,910,000	\$966
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1408	2,318 sq ft	Dec 2025	\$3,240,000	\$1,398

## Market Information



L'Hermitage 1: \$900/sq. ft.  
 Fort Lauderdale: \$522/sq. ft.  
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 Broward: \$304/sq. ft.

## Inventory for Sale

L'Hermitage 1 7%



Fort Lauderdale	7%
Broward	6%

**Avg. Time to Close Over Last 12 Months**

L'Hermitage 1	113 days
Fort Lauderdale	103 days
Broward	89 days