

# Unit 1106 - Tower at Port Royale

1106 - 3200 Port Royale Dr N, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number: RX-10970783  
 Status: Active  
 Size: 1,351 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned,Covered,Garage - Attached  
 View: City,Intracoastal,Marina,Ocean  
 Rental Price: \$3,650  
 List PPSF: \$3  
 Valuated Price: \$451,000  
 Valuated PPSF: \$334

*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.*

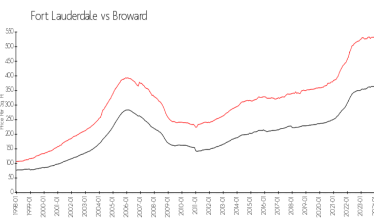
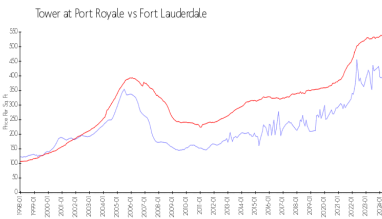
## Building Information

Number of units: 230  
 Number of active listings for rent: 5  
 Number of active listings for sale: 19  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 13  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 4

## Building Association Information

building management office :  
 954-776-0233.

## Market Information



Tower at Port Royale:	\$356/sq. ft.	Fort Lauderdale:	\$528/sq. ft.
Fort Lauderdale:	\$528/sq. ft.	Broward:	\$348/sq. ft.

## Inventory for Sale

Tower at Port Royale: 8%  
 Fort Lauderdale: 4%  
 Broward: 3%

## Avg. Time to Close Over Last 12 Months

Tower at Port Royale: 42 days  
 Fort Lauderdale: 76 days  
 Broward: 66 days

