

# Unit 1408 - Water Garden

1408 - 347 N New River Dr, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number:	RX-11011693
Status:	Active
Size:	1,080 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned,Garage - Attached,Guest
View:	Pool,River
Rental Price:	\$7,000
List PPSF:	\$6
Valuated Price:	\$560,000
Valuated PPSF:	\$519

*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.*

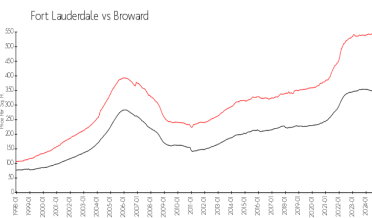
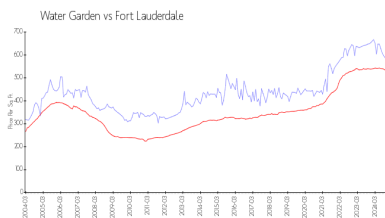
## Building Information

Number of units:	315
Number of active listings for rent:	8
Number of active listings for sale:	20
Building inventory for sale:	6%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

## Building Association Information

Water Garden Condo Association  
954-525-5535

## Market Information



Water Garden:	\$570/sq. ft.	Fort Lauderdale:	\$527/sq. ft.
Fort Lauderdale:	\$527/sq. ft.	Broward:	\$334/sq. ft.

## Inventory for Sale

Water Garden	6%
Fort Lauderdale	6%
Broward	5%

## Avg. Time to Close Over Last 12 Months

Water Garden	73 days
Fort Lauderdale	89 days
Broward	78 days

