

Unit 507 - Villas de Tuscany

507 - 701-785 SW 148 Ave, Sunrise, FL, Broward 33325

Unit Information

MLS Number: RX-11033855
 Status: Active
 Size: 1,212 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 0
 Parking Spaces: 0
 View:
 List Price: \$365,000
 List PPSF: \$301
 Valuated Price: \$311,000
 Valuated PPSF: \$257

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: 234
 Number of active listings for rent: 0
 Number of active listings for sale: 8
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 8
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 3

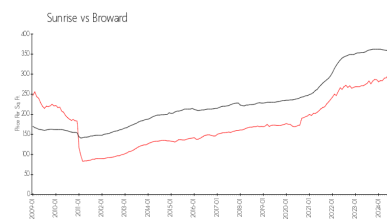
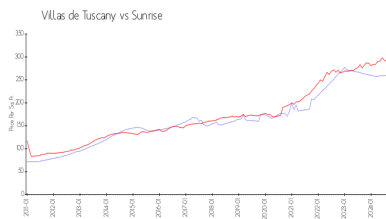
Building Association Information

Villas de Tuscany Condo Association
 731 SW 148th Ave
 Davie, FL 33325
 (954) 236-5441

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
413	1,409 sq ft	Oct 2024	\$337,000	\$239
1405	1,068 sq ft	Oct 2024	\$294,000	\$275
311	1,285 sq ft	Sep 2024	\$305,000	\$237
101	1,034 sq ft	Apr 2024	\$340,000	\$329
1211	1,068 sq ft	Mar 2024	\$280,000	\$262
1611	1,311 sq ft	Mar 2024	\$320,000	\$244

Market Information



Villas de Tuscany: \$260/sq. ft. Sunrise: \$282/sq. ft.
 Sunrise: \$282/sq. ft. Broward: \$339/sq. ft.

Inventory for Sale

Villas de Tuscany: 3%
 Sunrise: 4%
 Broward: 4%

Avg. Time to Close Over Last 12 Months

Villas de Tuscany: 75 days



Sunrise
Broward

69 days
74 days