

## Unit 22 - Fusion Gardens

22 - 1455 Fusion Gardens, Fort Lauderdale, FL, Broward 33304

### Unit Information

MLS Number:	RX-11146715
Status:	Active
Size:	1,012 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2+ Spaces,Assigned
View:	Garden,Pool
List Price:	\$300,000
List PPSF:	\$296
Valuated Price:	\$285,000
Valuated PPSF:	\$282

*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:	50
Number of active listings for rent:	0
Number of active listings for sale:	2
Building inventory for sale:	4%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

### Building Association Information

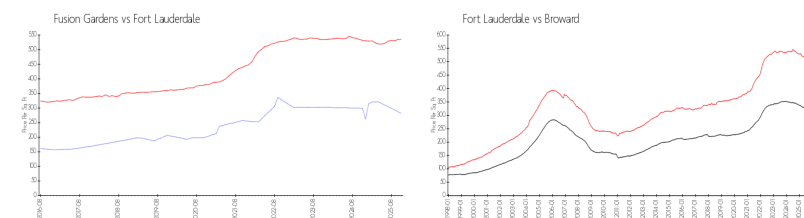
Fusion  
Address: 1455 Holly Heights Dr,  
Fort Lauderdale, FL 33304

<https://>

### Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4	1,012 sq ft	Apr 2025	\$325,000	\$321
15	1,012 sq ft	Feb 2025	\$325,000	\$321
46	1,012 sq ft	Jan 2025	\$317,500	\$314
4	1,012 sq ft	Dec 2024	\$265,000	\$262

### Market Information



Fusion Gardens:	\$282/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$311/sq. ft.

### Inventory for Sale

Fusion Gardens	4%
Fort Lauderdale	4%
Broward	4%

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

Fusion Gardens	51 days
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Fort Lauderdale  
Broward

101 days  
88 days