

# Unit 114-A - Paradise Villas A & B

114-A - 501 Blue Heron Dr, Hallandale Beach, FL, Broward 33009

## Unit Information

|                 |                        |
|-----------------|------------------------|
| MLS Number:     | A11518418              |
| Status:         | Active                 |
| Size:           | 1,200 Sq ft.           |
| Bedrooms:       | 2                      |
| Full Bathrooms: | 2                      |
| Half Bathrooms: |                        |
| Parking Spaces: | 1 Space, Guest Parking |
| View:           | Garden View            |
| Rental Price:   | \$2,200                |
| List PPSF:      | \$2                    |
| Valuated Price: | \$239,000              |
| Valuated PPSF:  | \$199                  |

*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.*

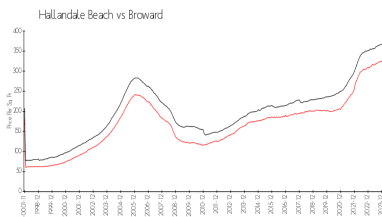
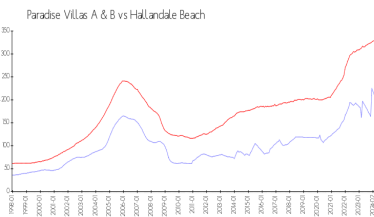
## Building Information

|  |     |
|--|-----|
| Number of units:                         | 132 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 4   |
| Building inventory for sale:             | 3%  |
| Number of sales over the last 12 months: | 3   |
| Number of sales over the last 6 months:  | 2   |
| Number of sales over the last 3 months:  | 1   |

## Building Association Information

Paradise Villas Condo Association  
 400 Layne Boulevard  
 Hallandale, FL 33009  
 (954) 456-7205

## Market Information



|                        |               |                   |               |
|------------------------|---------------|-------------------|---------------|
| Paradise Villas A & B: | \$205/sq. ft. | Hallandale Beach: | \$325/sq. ft. |
| Broward:               | \$351/sq. ft. |                   |               |

## Inventory for Sale

|                       |    |
|-----------------------|----|
| Paradise Villas A & B | 3% |
| Hallandale Beach      | 4% |
| Broward               | 4% |

## Avg. Time to Close Over Last 12 Months

|                       |         |
|-----------------------|---------|
| Paradise Villas A & B | 24 days |
| Hallandale Beach      | 76 days |
| Broward               | 67 days |

