

# Unit 40 - Fusion Gardens

40 - 1455 Fusion Gardens, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number: A11540325  
 Status: Rented  
 Size: 1,012 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Spaces  
 View:  
 Rental Price: \$2,350  
 List PPSF: \$2  
 Valuated Price: \$284,000  
 Valuated PPSF: \$281

*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.*

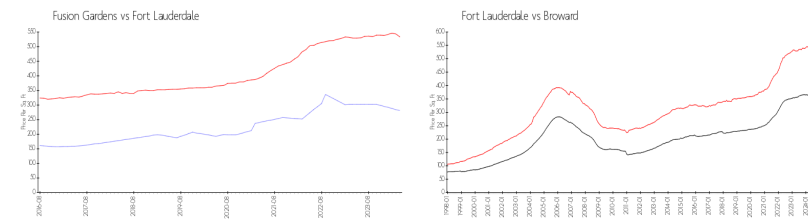
## Building Information

Number of units: 50  
 Number of active listings for rent: 0  
 Number of active listings for sale: 1  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 1  
 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

## Market Information



Fusion Gardens: \$281/sq. ft.      Fort Lauderdale: \$533/sq. ft.  
 Fort Lauderdale: \$533/sq. ft.      Broward: \$351/sq. ft.

## Inventory for Sale

Fusion Gardens: 2%  
 Fort Lauderdale: 4%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Fusion Gardens: 9 days  
 Fort Lauderdale: 76 days  
 Broward: 67 days

