

# Unit 302 SW 14th Ave - Village at Sailboat Bend

302 SW 14th Ave - 1301-1349 SW 4 St, Fort Lauderdale, FL, Broward 33312

## Unit Information

MLS Number:	A11574090
Status:	Active
Size:	1,977 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Assigned Parking, Guest Parking
View:	
Rental Price:	\$3,800
List PPSF:	\$2
Valuated Price:	\$520,000
Valuated PPSF:	\$263

*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.*

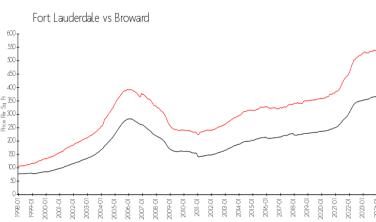
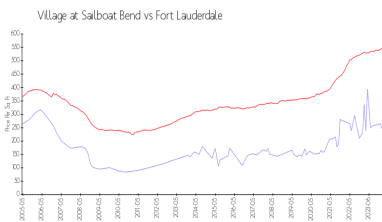
## Building Information

Number of units:	215
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	1%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	2

## Building Association Information

The Village At Sailboat Bend  
 Condo C Assn  
 340 Sw 14th Avenue  
 Fort Lauderdale, FL 33312  
 Phone: (954) 596-5504

## Market Information



Village at Sailboat Bend:	\$262/sq. ft.	Fort Lauderdale:	\$533/sq. ft.
Fort Lauderdale:	\$533/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Village at Sailboat Bend	2%
Fort Lauderdale	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Village at Sailboat Bend	32 days
Fort Lauderdale	76 days
Broward	67 days

