

# Unit 109 Lake Emerald Dr # 204 - Lake Emerald 1

109 Lake Emerald Dr # 204 - 109 Lake Emerald Dr, Oakland Park, FL, Broward 33309

## Unit Information

MLS Number:	F10434427
Status:	Active
Size:	920 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
Rental Price:	\$2,200
List PPSF:	\$2
Valuated Price:	\$250,000
Valuated PPSF:	\$272

*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

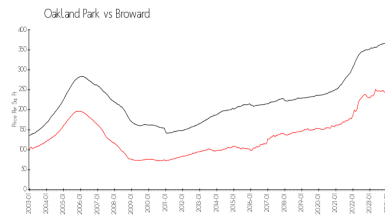
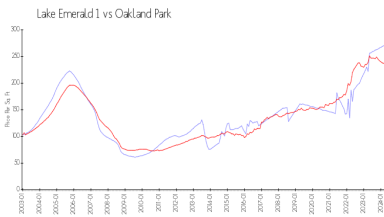
Number of units:	70
Number of active listings for rent:	0
Number of active listings for sale:	2
Building inventory for sale:	2%
Number of sales over the last 12 months:	1
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

## Building Association Information

Lake Emerald  
954 - 484 - 1786

<http://www.lakeemerald.com/>

## Market Information



Lake Emerald 1: \$272/sq. ft.  
Oakland Park: \$236/sq. ft.

Oakland Park: \$236/sq. ft.  
Broward: \$351/sq. ft.

## Inventory for Sale

Lake Emerald 1	3%
Oakland Park	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Lake Emerald 1	32 days
Oakland Park	47 days
Broward	67 days

