

Unit 609 - L'Hermitage 2

609 - 3200 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

Unit Information

MLS Number: F10431798
 Status: Active
 Size: 2,850 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 4
 Half Bathrooms: 0
 Parking Spaces: 2 Or More Spaces, Parking-Under Building, Valet Parking
 View: Ocean View, Direct Ocean
 List Price: \$3,999,900
 List PPSF: \$1,403
 Valuated Price: \$2,531,000
 Valuated PPSF: \$890

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: 221
 Number of active listings for rent: 4
 Number of active listings for sale: 8
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 6
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 2

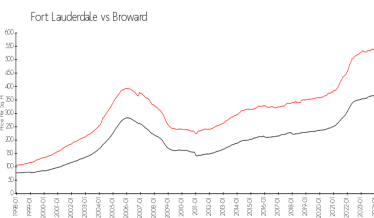
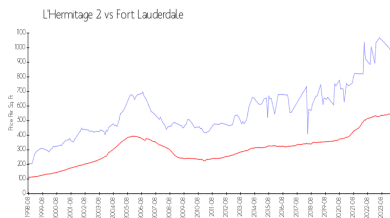
Building Association Information

L'Hermitage 2 Condominium association
 (954) 375-3900 & (954) 630-1602
 guard house: 954 568 0132

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2708-Ph	4,940 sq ft	Apr 2024	\$4,300,000	\$870
809	2,851 sq ft	Mar 2024	\$2,500,000	\$877
1803	2,102 sq ft	Jan 2024	\$2,000,000	\$951
1504 E	2,107 sq ft	Jun 2023	\$2,333,000	\$1,107
2205	1,634 sq ft	Jun 2023	\$1,400,000	\$857

Market Information

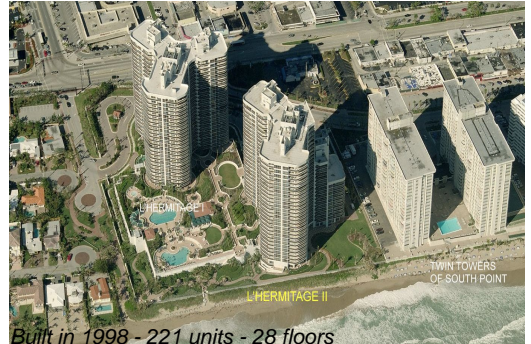


L'Hermitage 2: \$972/sq. ft.
 Fort Lauderdale: \$533/sq. ft.

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 Broward: \$351/sq. ft.

Inventory for Sale

L'Hermitage 2: 4%
 Fort Lauderdale: 4%
 Broward: 4%



Avg. Time to Close Over Last 12 Months

L'Hermitage 2	112 days
Fort Lauderdale	76 days
Broward	67 days