

# Unit 1909 - L'Hermitage 2

1909 - 3200 N Ocean Blvd, Fort Lauderdale, FL, Broward 33308

## Unit Information

MLS Number:	F10434015
Status:	Active
Size:	2,850 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces, Parking-Under Building, Valet Parking
View:	Ocean View
List Price:	\$3,799,900
List PPSF:	\$1,333
Valuated Price:	\$2,881,000
Valuated PPSF:	\$1,013

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

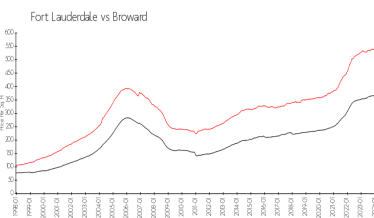
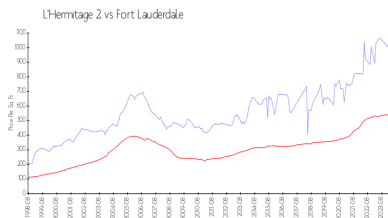
## Building Association Information

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

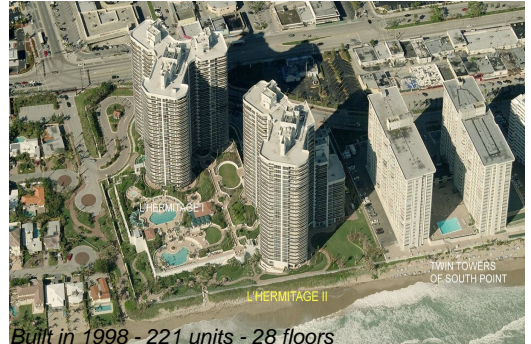


L'Hermitage 2: \$972/sq. ft.  
 Fort Lauderdale: \$533/sq. ft.

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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