

# Unit 1706 - Tao South

1706 - 2641 N Flamingo Rd, Sunrise, FL, Broward 33323

## Unit Information

MLS Number: A11509951  
 Status: Active  
 Size: 1,165 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces:  
 View: Lake  
 Rental Price: \$2,750  
 List PPSF: \$2  
 Valuated Price: \$360,000  
 Valuated PPSF: \$288

*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.*

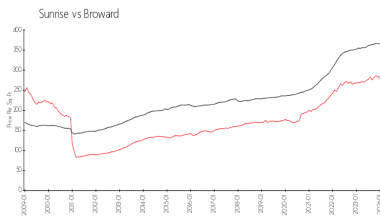
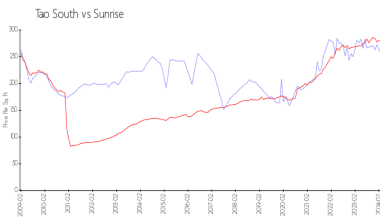
## Building Information

Number of units: 198  
 Number of active listings for rent: 3  
 Number of active listings for sale: 25  
 Building inventory for sale: 12%  
 Number of sales over the last 12 months: 38  
 Number of sales over the last 6 months: 18  
 Number of sales over the last 3 months: 9

## Building Association Information

Tao Condominium  
 (954) 837-0550

## Market Information



Tao South:	\$268/sq. ft.	Sunrise:	\$285/sq. ft.
Sunrise:	\$285/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Tao South	13%
Sunrise	3%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Tao South	42 days
Sunrise	56 days
Broward	67 days

