

# Unit 1106 - Water Garden

1106 - 347 N New River Dr, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number: A11576427  
 Status: Active  
 Size: 820 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View: Other View  
 Rental Price: \$2,850  
 List PPSF: \$3  
 Valuated Price: \$445,000  
 Valuated PPSF: \$543

*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.*

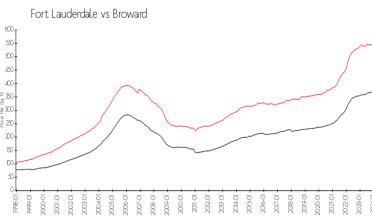
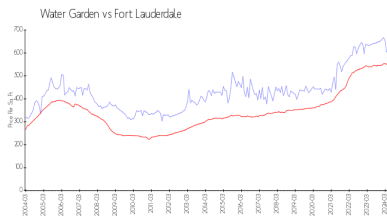
## Building Information

Number of units: 315  
 Number of active listings for rent: 8  
 Number of active listings for sale: 14  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 12  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 4

## Building Association Information

Water Garden Condo Association  
 954-525-5535

## Market Information



Water Garden: \$615/sq. ft.      Fort Lauderdale: \$550/sq. ft.  
 Fort Lauderdale: \$550/sq. ft.      Broward: \$350/sq. ft.

## Inventory for Sale

Water Garden: 4%  
 Fort Lauderdale: 4%  
 Broward: 3%

## Avg. Time to Close Over Last 12 Months

Water Garden: 79 days  
 Fort Lauderdale: 78 days  
 Broward: 68 days

