

# Unit 5-201 - Windmill Lakes

5-201 - 301-465 SW 86 Ave, Pembroke Pines, FL, Broward 33025

## Unit Information

MLS Number:	A11458754
Status:	Active
Size:	805 Sq ft.
Bedrooms:	1
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking,Other Parking
View:	
List Price:	\$165,000
List PPSF:	\$205
Valuated Price:	\$215,000
Valuated PPSF:	\$267

*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:	264
Number of active listings for rent:	0
Number of active listings for sale:	6
Building inventory for sale:	2%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

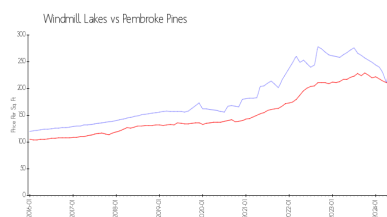
## Building Association Information

Windmill Lakes Apartments  
Address: 450 SW 88th Terrace,  
Pembroke Pines, FL 33025  
Phone: +1 (954) 447-4665

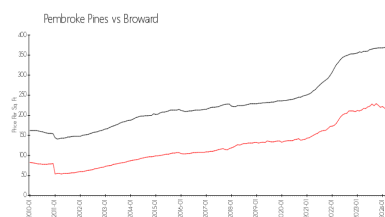
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
106	985 sq ft	May 2024	\$260,000	\$264
107	945 sq ft	Apr 2024	\$193,000	\$204
206	720 sq ft	Mar 2024	\$220,000	\$306
101	945 sq ft	Feb 2024	\$220,000	\$233
203	720 sq ft	Nov 2023	\$210,000	\$292
201	945 sq ft	Nov 2023	\$265,000	\$280

## Market Information



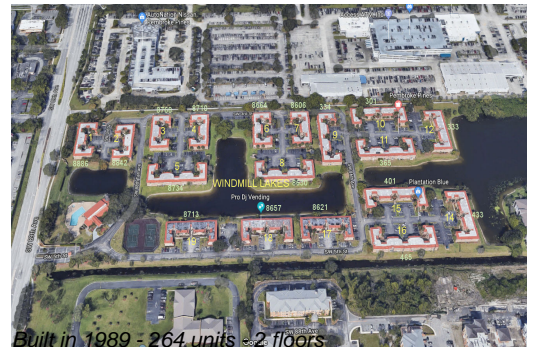
Windmill Lakes: \$259/sq. ft.  
Pembroke Pines: \$209/sq. ft.



Pembroke Pines: \$209/sq. ft.  
Broward: \$350/sq. ft.

## Inventory for Sale

Windmill Lakes	2%
Pembroke Pines	3%
Broward	3%



**Avg. Time to Close Over Last 12 Months**

Windmill Lakes	46 days
Pembroke Pines	56 days
Broward	68 days