

# Unit 3360 Spanish Moss Ter # 305 - Garden Lakes of Inverrary (1 to 4)

3360 Spanish Moss Ter # 305 - 3280 Spanish Moss Ter, Lauderdale, FL, Broward 33319

## Unit Information

MLS Number:	A11474425
Status:	Active
Size:	1,400 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Guest Parking
View:	
List Price:	\$185,000
List PPSF:	\$132
Valuated Price:	\$151,000
Valuated PPSF:	\$108

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:	212
Number of active listings for rent:	0
Number of active listings for sale:	14
Building inventory for sale:	6%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	4

## Building Association Information

The Lakes of Inverrary Condominium  
 3301 – 3360 Spanish Moss Terrace  
 Lauderdale FL 33319  
 Office Phone Number: 954-530-5810

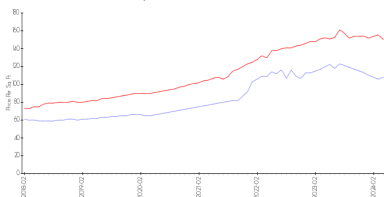
<https://thelakesofinverrary.com/>

## Recent Sales

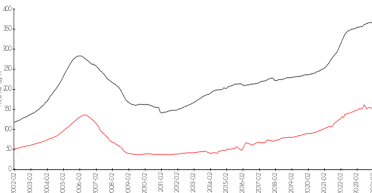
Unit #	Size	Closing Date	Sale Price	PPSF
410	1,200 sq ft	Mar 2024	\$117,500	\$98
106	1,000 sq ft	Mar 2024	\$129,000	\$129
406	1,000 sq ft	Mar 2024	\$97,000	\$97
310	1,200 sq ft	Mar 2024	\$120,000	\$100
406	1,000 sq ft	Aug 2023	\$110,000	\$110

## Market Information

Garden Lakes of Inverrary (1 to 4) vs Lauderdale



Lauderhill vs Broward



Garden Lakes of Inverrary (1 to 4):	\$108/sq. ft.	Lauderhill:	\$150/sq. ft.
Lauderhill:	\$150/sq. ft.	Broward:	\$351/sq. ft.



## Inventory for Sale

Garden Lakes of Inverrary (1 to 4)	7%
Lauderhill	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Garden Lakes of Inverrary (1 to 4)	106 days
Lauderhill	74 days
Broward	67 days