

# Unit 8-101 - Windmill Lakes

8-101 - 301-465 SW 86 Ave, Pembroke Pines, FL, Broward 33025

## Unit Information

|                 |                        |
|-----------------|------------------------|
| MLS Number:     | A11572079              |
| Status:         | Active                 |
| Size:           | 805 Sq ft.             |
| Bedrooms:       | 2                      |
| Full Bathrooms: | 2                      |
| Half Bathrooms: |                        |
| Parking Spaces: | 1 Space, Guest Parking |
| View:           | Lagoon, Lake           |
| Rental Price:   | \$2,200                |
| List PPSF:      | \$3                    |
| Valuated Price: | \$173,000              |
| Valuated PPSF:  | \$215                  |

*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.*

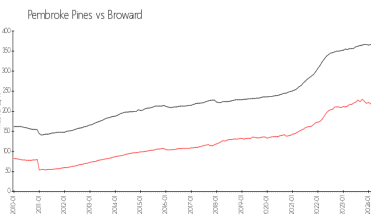
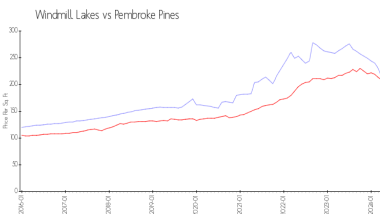
## Building Information

|  |     |
|--|-----|
| 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

## Market Information



|                 |               |                 |               |
|-----------------|---------------|-----------------|---------------|
| Windmill Lakes: | \$211/sq. ft. | Pembroke Pines: | \$208/sq. ft. |
| Pembroke Pines: | \$208/sq. ft. | Broward:        | \$351/sq. ft. |

## Inventory for Sale

|                |    |
|----------------|----|
| Windmill Lakes | 2% |
| Pembroke Pines | 3% |
| Broward        | 4% |

## Avg. Time to Close Over Last 12 Months

|                |         |
|----------------|---------|
| Windmill Lakes | 43 days |
| Pembroke Pines | 55 days |
| Broward        | 67 days |

