

# Unit 3360 Spanish Moss Ter # 403 - Garden Lakes of Inverrary (1 to 4)

3360 Spanish Moss Ter # 403 - 3280 Spanish Moss Ter, Lauderhill, FL, Broward 33319

## Unit Information

MLS Number:	F10406295
Status:	Active
Size:	1,200 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Lake,Other View,Water View
List Price:	\$139,000
List PPSF:	\$116
Valuated Price:	\$125,000
Valuated PPSF:	\$104

*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:	15
Building inventory for sale:	7%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	5

## Building Association Information

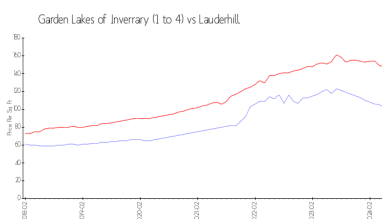
The Lakes of Inverrary Condominium  
3301 – 3360 Spanish Moss Terrace  
Lauderhill FL 33319  
Office Phone Number: 954-530-5810

<https://thelakesofinverrary.com/>

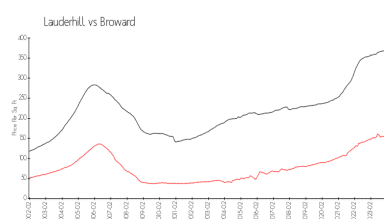
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
213	1,200 sq ft	May 2024	\$120,000	\$100
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

## Market Information



Garden Lakes of Inverrary (1 to 4):  
Lauderhill: \$148/sq. ft.



Lauderhill: \$148/sq. ft.  
Broward: \$350/sq. ft.



**Inventory for Sale**

Garden Lakes of Inverrary (1 to 4)	7%
Lauderhill	5%
Broward	3%

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

Garden Lakes of Inverrary (1 to 4)	88 days
Lauderhill	73 days
Broward	68 days