

# Unit 3280 Spanish Moss Ter # 408 - Garden Lakes of Inverrary (1 to 4)

3280 Spanish Moss Ter # 408 - 3280 Spanish Moss Ter, Lauderhill, FL, Broward 33319

## Unit Information

MLS Number:	F10426470
Status:	Pending
Size:	1,000 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space, Guest Parking
View:	Garden View
List Price:	\$105,000
List PPSF:	\$105
Valuated Price:	\$109,000
Valuated PPSF:	\$109

*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

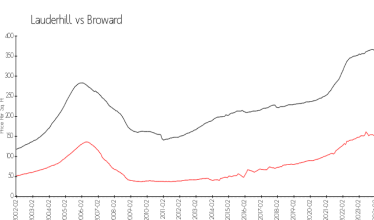
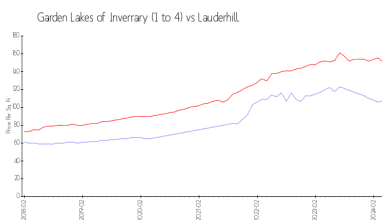
The Lakes of Inverrary Condominium  
 3301 – 3360 Spanish Moss Terrace  
 Lauderhill FL 33319  
 Office Phone Number: 954-530-5810

<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): \$108/sq. ft.  
 Lauderhill: \$150/sq. ft.

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 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