

# Unit 8-201 - Windmill Lakes

8-201 - 301-465 SW 86 Ave, Pembroke Pines, FL, Broward 33025

## Unit Information

MLS Number: F10430862  
 Status: Active  
 Size: 805 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space  
 View: Lake  
 List Price: \$214,900  
 List PPSF: \$267  
 Valuated Price: \$175,000  
 Valuated PPSF: \$217

*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

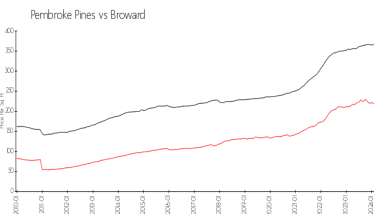
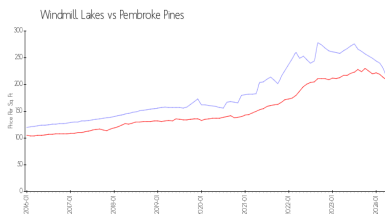
## Building Association Information

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: \$211/sq. ft.  
 Pembroke Pines: \$208/sq. ft.

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 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