

Unit B118 - Peppermill at Kendale Lakes West 8000-8002-8004&8006

B118 - 8000 SW 149 Ave, Kendale Lakes, FL, Miami-Dade 33193

Unit Information

MLS Number: A11550175
 Status: Active
 Size: 721 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$294,000
 List PPSF: \$408
 Valuated Price: \$232,000
 Valuated PPSF: \$322

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: 236
 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: 6
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 2

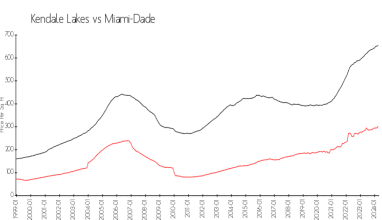
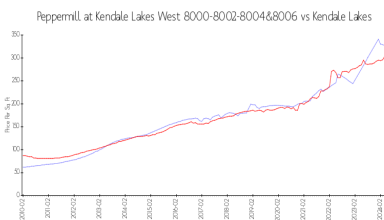
Building Association Information

Peppermill at Kendale Lake West
 8000 SW 149th Ave
 Miami, FL 33193
 (786) 536-6081

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
D414	866 sq ft	Mar 2024	\$270,000	\$312
D405	827 sq ft	Feb 2024	\$250,000	\$302
D102	827 sq ft	Feb 2024	\$295,000	\$357
D214	866 sq ft	Oct 2023	\$287,000	\$331
D202	827 sq ft	Aug 2023	\$242,000	\$293

Market Information



Peppermill at
 Kendale Lakes West
 8000-8002-8004&8006:

Kendale Lakes: \$304/sq. ft.

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Miami-Dade: \$694/sq. ft.

Inventory for Sale



Peppermill at Kendale Lakes West 8000-8002-8004&8006	3%
Kendale Lakes	1%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Peppermill at Kendale Lakes West 8000-8002-8004&8006	72 days
Kendale Lakes	33 days
Miami-Dade	81 days