

# Unit 8249 SW 149th Ct # 6-101 - Waterview Condos

8249 SW 149th Ct # 6-101 - 14902-14971 SW 82nd Ln, Kendale Lakes, FL, Miami-Dade 33193

## Unit Information

MLS Number:	A11576118
Status:	Pending
Size:	944 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Guest Parking
View:	Garden View
Rental Price:	\$2,325
List PPSF:	\$2
Valuated Price:	\$263,000
Valuated PPSF:	\$279

*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.*

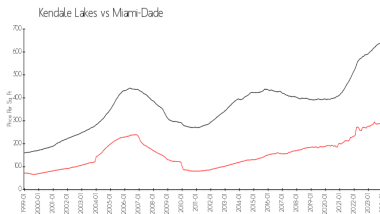
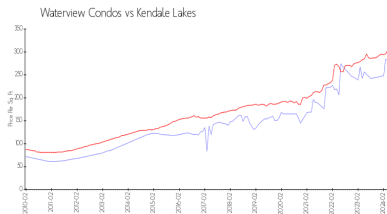
## Building Information

Number of units:	375
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	1%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	3

## Building Association Information

Waterview Condos  
14961 SW 82nd Ln  
Miami, FL 33193  
(305) 387-8402

## Market Information



Waterview Condos: \$282/sq. ft.  
Kendale Lakes: \$304/sq. ft.

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

## Inventory for Sale

Waterview Condos	1%
Kendale Lakes	1%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Waterview Condos	39 days
Kendale Lakes	33 days
Miami-Dade	81 days

