

# Unit 6141 Metrowest Blvd # 103 - Serenata

6141 Metrowest Blvd # 103 - 6105 Metrowest Blvd, Orlando, FL, Orange 32835

## Unit Information

MLS Number: V4931618  
 Status: ACTIVE  
 Size: 1,285 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces:  
 View: Trees/Woods  
 List Price: \$258,900  
 List PPSF: \$201  
 Valuated Price: \$255,000  
 Valuated PPSF: \$198

*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: 398  
 Number of active listings for rent: 0  
 Number of active listings for sale: 6  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 13  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

## Building Association Information

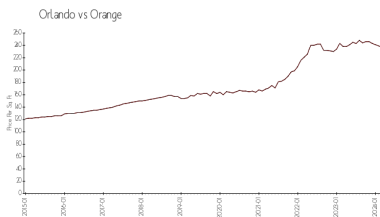
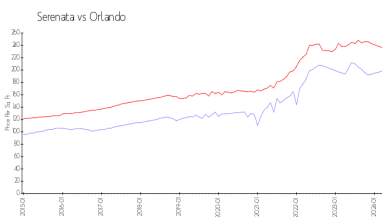
Serenata Condominium Association Inc  
 6101 Metrowest Boulevard  
 Orlando, FL 32835  
 Phone: (407) 292-6033

<http://www.serenatacondominiums.com/home.html>

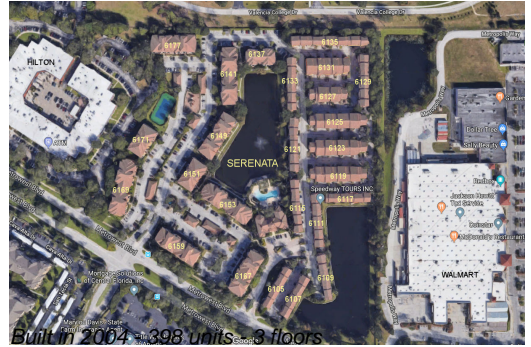
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
306	1,285 sq ft	Nov 2023	\$235,000	\$183
102	1,361 sq ft	Nov 2023	\$275,000	\$202
207	1,138 sq ft	Oct 2023	\$235,000	\$207
105	731 sq ft	Oct 2023	\$170,000	\$233
205	1,285 sq ft	Jul 2023	\$245,000	\$191
307	641 sq ft	Jul 2023	\$165,000	\$257
104	1,386 sq ft	Jul 2023	\$280,000	\$202
107	1,868 sq ft	Jul 2023	\$350,000	\$187
108	1,868 sq ft	Jul 2023	\$315,000	\$169

## Market Information



Serenata: \$199/sq. ft.      Orlando: \$235/sq. ft.  
 Orlando: \$235/sq. ft.      Orange: \$246/sq. ft.



## Inventory for Sale

Serenata	2%
Orlando	2%
Orange	2%

## Avg. Time to Close Over Last 12 Months

Serenata	41 days
Orlando	45 days
Orange	45 days