

Unit 3360 Spanish Moss Ter # 405 - Garden Lakes of Inverrary (1 to 4)

3360 Spanish Moss Ter # 405 - 3280 Spanish Moss Ter, Lauderhill, FL, Broward 33319

Unit Information

MLS Number:	F10406281
Status:	Active
Size:	1,400 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Lake,Other View,Water View
List Price:	\$219,000
List PPSF:	\$156
Valuated Price:	\$146,000
Valuated PPSF:	\$104

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:	15
Building inventory for sale:	7%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	5

Building Association Information

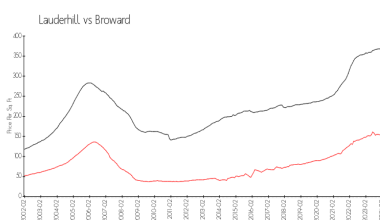
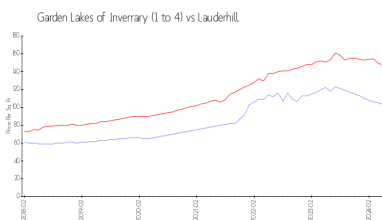
The Lakes of Inverrary Condominium
 3301 – 3360 Spanish Moss Terrace
 Lauderhill FL 33319
 Office Phone Number: 954-530-5810

<https://thelakesofinverrary.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
213	1,200 sq ft	May 2024	\$120,000	\$100
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

Market Information



Garden Lakes of Inverrary (1 to 4): \$103/sq. ft.
 Lauderhill: \$148/sq. ft.

Lauderhill: \$148/sq. ft.
 Broward: \$350/sq. ft.



Inventory for Sale

Garden Lakes of Inverrary (1 to 4)	7%
Lauderhill	4%
Broward	3%

Avg. Time to Close Over Last 12 Months

Garden Lakes of Inverrary (1 to 4)	88 days
Lauderhill	73 days
Broward	68 days