

# Unit 302 - Las Vistas at Doral II

302 - 8290 Lake Dr, Doral, FL, Miami-Dade 33166

## Unit Information

MLS Number: A11563889  
 Status: Active  
 Size: 710 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Guest Parking  
 View:  
 List Price: \$285,000  
 List PPSF: \$401  
 Valuated Price: \$216,000  
 Valuated PPSF: \$304

*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: 248  
 Number of active listings for rent: 0  
 Number of active listings for sale: 7  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 0

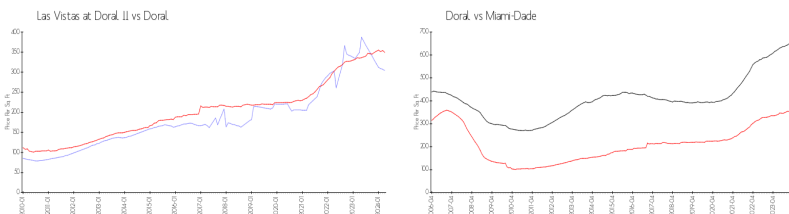
## Building Association Information

Las Vistas At Doral Condominium  
 8290 Lake Dr,  
 Doral, FL 33166  
 (305) 591-2972  
 Las Vistas At Doral  
 Address: 8323 Lake Dr,  
 Doral, FL 33166,  
 Phone: +1 305-513-3396

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
213	1,036 sq ft	Jan 2024	\$320,000	\$309
116	1,036 sq ft	Nov 2023	\$302,500	\$292
516	1,036 sq ft	Oct 2023	\$355,000	\$343
416	1,036 sq ft	Oct 2023	\$322,000	\$311
216	1,036 sq ft	Aug 2023	\$310,000	\$299

## Market Information



Las Vistas at Doral II: \$304/sq. ft.  
 Doral: \$349/sq. ft.

Doral: \$349/sq. ft.  
 Miami-Dade: \$695/sq. ft.

## Inventory for Sale

Las Vistas at Doral II 3%



Doral	2%
Miami-Dade	3%

**Avg. Time to Close Over Last 12 Months**

Las Vistas at Doral II	55 days
Doral	48 days
Miami-Dade	81 days