

# Unit 8255 Lake Dr # 504 - Las Vistas at Doral III

8255 Lake Dr # 504 - 8205-8373 Lake Dr, Doral, FL, Miami-Dade 33166

## Unit Information

MLS Number:	A11556403
Status:	Active
Size:	810 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space, Additional Spaces Available
View:	
List Price:	\$295,000
List PPSF:	\$364
Valuated Price:	\$249,000
Valuated PPSF:	\$307

*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:	446
Number of active listings for rent:	0
Number of active listings for sale:	10
Building inventory for sale:	2%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	4

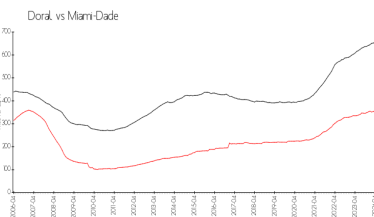
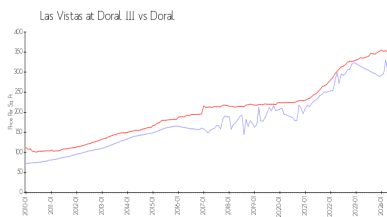
## Building Association Information

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
304	810 sq ft	Apr 2024	\$275,000	\$340
204	810 sq ft	Mar 2024	\$265,000	\$327
304	810 sq ft	Feb 2024	\$268,000	\$331
506	810 sq ft	Feb 2024	\$275,000	\$340
106	1,197 sq ft	Dec 2023	\$340,000	\$284

## Market Information



Las Vistas at Doral III:	\$301/sq. ft.	Doral:	\$349/sq. ft.
Doral:	\$349/sq. ft.	Miami-Dade:	\$694/sq. ft.



### **Inventory for Sale**

Las Vistas at Doral III	2%
Doral	2%
Miami-Dade	3%

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

Las Vistas at Doral III	69 days
Doral	49 days
Miami-Dade	81 days