

# Unit 3300 Spanish Moss Ter # 206 - Garden Lakes of Inverrary (1 to 4)

3300 Spanish Moss Ter # 206 - 3280 Spanish Moss Ter, Lauderhill, FL, Broward 33319

## Unit Information

MLS Number: A11127706  
 Status: Active Under Contract  
 Size: 1,000 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$109,900  
 List PPSF: \$110  
 Valuated Price: \$105,000  
 Valuated PPSF: \$105

*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: 16  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 12  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 4

## Building Association Information

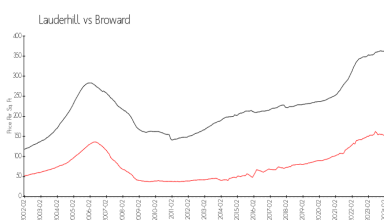
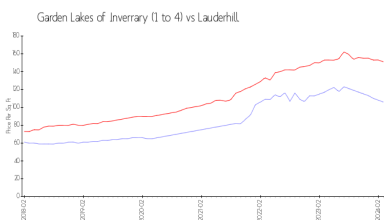
The Lakes of Inverrary Condominium  
 3301 – 3360 Spanish Moss Terrace  
 Lauderhill FL 33319  
 Office Phone Number: 954-530-5810

<https://thelakesofinverrary.com/>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 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 |
| 406    | 1,000 sq ft | Aug 2023     | \$110,000  | \$110 |

## Market Information



Garden Lakes of Inverrary (1 to 4): \$106/sq. ft.  
 Lauderhill: \$151/sq. ft.

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 Broward: \$349/sq. ft.



## Inventory for Sale

|                                    |    |
|------------------------------------|----|
| Garden Lakes of Inverrary (1 to 4) | 8% |
| Lauderhill                         | 4% |
| Broward                            | 3% |

## Avg. Time to Close Over Last 12 Months

|                                    |          |
|------------------------------------|----------|
| Garden Lakes of Inverrary (1 to 4) | 115 days |
| Lauderhill                         | 74 days  |
| Broward                            | 66 days  |