

# Unit 16204 - Banyan Bay

16204 - 13101-13210 SW 42 St, Miramar, FL, Broward 33027

## Unit Information

MLS Number: A11534778  
 Status: Active  
 Size: 1,417 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Guest Parking, Parking Garage  
 View: Other View, Water View  
 Rental Price: \$2,950  
 List PPSF: \$2  
 Valuated Price: \$468,000  
 Valuated PPSF: \$330

*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.*

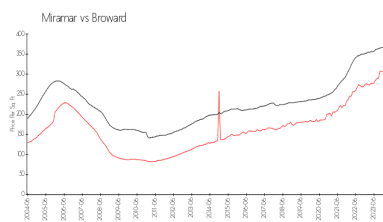
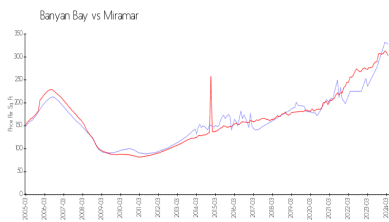
## Building Information

Number of units: 164  
 Number of active listings for rent: 0  
 Number of active listings for sale: 0  
 Building inventory for sale: 0%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

## Building Association Information

Banyan Bay Condominium Association  
 13150 Silver Falls Boulevard  
 Miramar, FL 33027  
 Office: (305) 677-9580  
 Fax: (305) 200-1411  
 Email: manager@silverfallshoa.com

## Market Information



Banyan Bay: \$328/sq. ft.      Miramar: \$303/sq. ft.  
 Miramar: \$303/sq. ft.      Broward: \$351/sq. ft.

## Inventory for Sale

Banyan Bay: 0%  
 Miramar: 1%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Banyan Bay: 45 days  
 Miramar: 37 days  
 Broward: 67 days

