

Unit 3280 Spanish Moss Ter # 409 - Garden Lakes of Inverrary (1 to 4)

3280 Spanish Moss Ter # 409 - 3280 Spanish Moss Ter, Lauderhill, FL, Broward 33319

Unit Information

MLS Number:	A11573555
Status:	Active
Size:	1,400 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces, Open Space Parking
View:	
List Price:	\$199,999
List PPSF:	\$143
Valuated Price:	\$155,000
Valuated PPSF:	\$111

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:	11
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

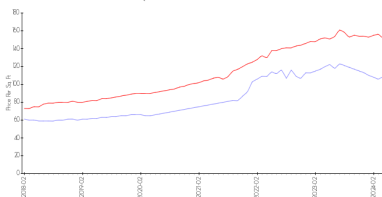
<https://thelakesofinverrary.com/>

Recent Sales

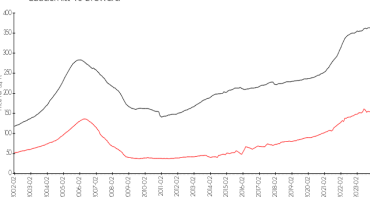
Unit #	Size	Closing Date	Sale Price	PPSF
410	1,200 sq ft	Mar 2024	\$117,500	\$98
106	1,000 sq ft	Mar 2024	\$129,000	\$129
406	1,000 sq ft	Mar 2024	\$97,000	\$97
310	1,200 sq ft	Mar 2024	\$120,000	\$100
406	1,000 sq ft	Aug 2023	\$110,000	\$110

Market Information

Garden Lakes of Inverrary (1 to 4) vs Lauderhill



Lauderhill vs Broward



Garden Lakes of Inverrary (1 to 4): \$109/sq. ft.
 Lauderhill: \$151/sq. ft.

Lauderhill: \$151/sq. ft.
 Broward: \$348/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)	118 days
Lauderhill	75 days
Broward	66 days