

**Unit 3330 Spanish Moss Ter # 311 - Garden
Lakes of Inverrary (1 to 4)**

3330 Spanish Moss Ter # 311 - 3280 Spanish Moss Ter, Lauderhill, FL, Broward
33319

Unit Information

MLS Number:	A11579667
Status:	Active
Size:	1,200 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Guest Parking
View:	
List Price:	\$128,999
List PPSF:	\$107
Valuated Price:	\$121,000
Valuated PPSF:	\$101

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:	15
Building inventory for sale:	7%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

Building Association Information

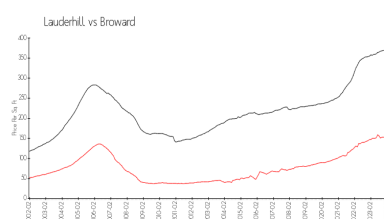
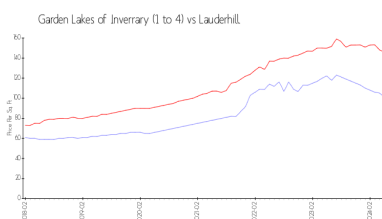
The Lakes of Inverrary Condominium
3301 – 3360 Spanish Moss Terrace
Lauderhill FL 33319
Office Phone Number: 954-530-5810

<https://thelakesofinverrary.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
213	1,200 sq ft	May 2024	\$120,000	\$100
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

Market Information



Garden Lakes of Inverrary (1 to 4): Lauderhill:	\$101/sq. ft. \$146/sq. ft.
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Lauderhill: \$146/sq. ft.

Broward: \$351/sq. ft.

Inventory for Sale

Garden Lakes of Inverrary (1 to 4)	7%
Lauderhill	5%
Broward	4%

Avg. Time to Close Over Last 12 Months

Garden Lakes of Inverrary (1 to 4)	88 days
Lauderhill	75 days
Broward	69 days