

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

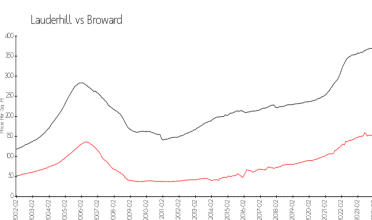
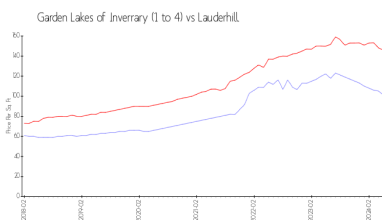
The Lakes of Inverrary Condominium
 3301 – 3360 Spanish Moss Terrace
 Lauderhill FL 33319
 Office Phone Number: 954-530-5810

<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): \$101/sq. ft.
 Lauderhill: \$146/sq. ft.

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 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