

Unit 12-201 - Windmill Lakes

12-201 - 301-465 SW 86 Ave, Pembroke Pines, FL, Broward 33025

Unit Information

MLS Number: A11590078
 Status: Active
 Size: 770 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: Open Space Parking
 View:
 List Price: \$249,999
 List PPSF: \$325
 Valuated Price: \$208,000
 Valuated PPSF: \$270

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: 264
 Number of active listings for rent: 0
 Number of active listings for sale: 10
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 0

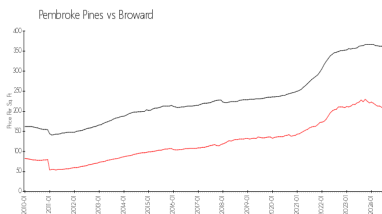
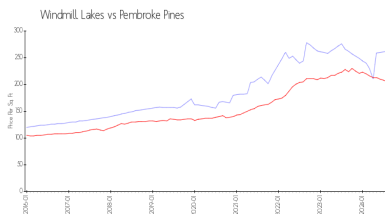
Building Association Information

Windmill Lakes Apartments
 Address: 450 SW 88th Terrace,
 Pembroke Pines, FL 33025
 Phone: +1 (954) 447-4665

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
106	985 sq ft	May 2024	\$260,000	\$264
107	945 sq ft	Apr 2024	\$193,000	\$204
206	720 sq ft	Mar 2024	\$220,000	\$306
101	945 sq ft	Feb 2024	\$220,000	\$233
203	720 sq ft	Nov 2023	\$210,000	\$292
201	945 sq ft	Nov 2023	\$265,000	\$280

Market Information

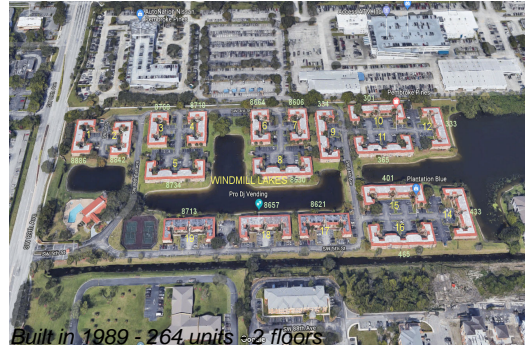


Windmill Lakes: \$262/sq. ft.
 Pembroke Pines: \$206/sq. ft.

Pembroke Pines: \$206/sq. ft.
 Broward: \$346/sq. ft.

Inventory for Sale

Windmill Lakes 4%
 Pembroke Pines 3%
 Broward 4%



Avg. Time to Close Over Last 12 Months

Windmill Lakes	45 days
Pembroke Pines	62 days
Broward	72 days