

# Unit 14111 SW 49th St # 8 - Las Terrazas at Vizcaya

14111 SW 49th St # 8 - 14003-14113 SW 49 St, Miramar, FL, Broward 33025

## Unit Information

MLS Number:	A11598491
Status:	Active
Size:	1,067 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking,Guest Parking
View:	
List Price:	\$372,000
List PPSF:	\$349
Valuated Price:	\$344,000
Valuated PPSF:	\$322

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:	122
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	2%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

## Building Association Information

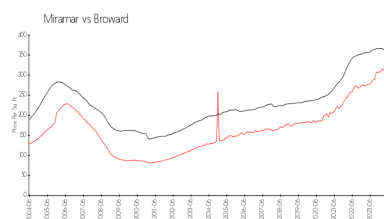
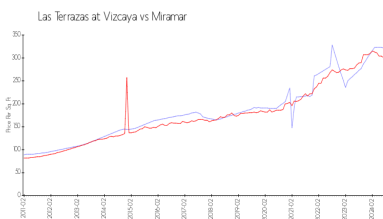
Las Terrazas At Vizcaya  
 Condominium Association  
 1145 Sawgrs Corp Parkway  
 Sunrise, FL 33323  
 (954) 636-3377

<http://terrazas.propertyware.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
6	1,067 sq ft	Jun 2024	\$372,500	\$349
11	1,067 sq ft	Mar 2024	\$345,000	\$323
1	1,251 sq ft	Nov 2023	\$380,000	\$304
9	1,251 sq ft	Oct 2023	\$375,000	\$300
	1,505 sq ft	Sep 2023	\$390,000	\$259

## Market Information



Las Terrazas at Vizcaya: \$322/sq. ft.

Miramar: \$295/sq. ft.

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Broward: \$346/sq. ft.

## Inventory for Sale

Las Terrazas at Vizcaya	2%
Miramar	1%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Las Terrazas at Vizcaya	53 days
Miramar	45 days
Broward	72 days