

# Unit 3280 Spanish Moss Ter # 213 - Garden Lakes of Inverrary (1 to 4)

3280 Spanish Moss Ter # 213 - 3280 Spanish Moss Ter, Lauderhill, FL, Broward 33319

## Unit Information

MLS Number:	A11621697
Status:	Active
Size:	1,200 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$125,000
List PPSF:	\$104
Valuated Price:	\$111,000
Valuated PPSF:	\$93

*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:	18
Building inventory for sale:	8%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	0

## Building Association Information

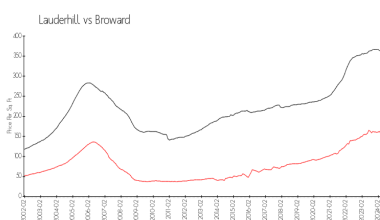
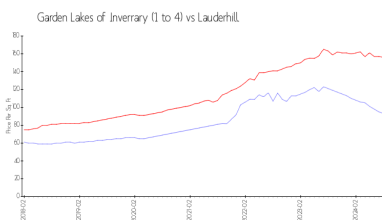
The Lakes of Inverrary Condominium  
 3301 – 3360 Spanish Moss Terrace  
 Lauderhill FL 33319  
 Office Phone Number: 954-530-5810

<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):	\$93/sq. ft.	Lauderhill:	\$156/sq. ft.
Lauderhill:	\$156/sq. ft.	Broward:	\$346/sq. ft.



## Inventory for Sale

Garden Lakes of Inverrary (1 to 4)	8%
Lauderhill	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Garden Lakes of Inverrary (1 to 4)	83 days
Lauderhill	75 days
Broward	72 days