

# Unit 2-105 - Windmill Lakes

2-105 - 301-465 SW 86 Ave, Pembroke Pines, FL, Broward 33025

## Unit Information

MLS Number: A11624423  
 Status: Active  
 Size: 945 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Other Parking  
 View:  
 List Price: \$265,000  
 List PPSF: \$280  
 Valuated Price: \$237,000  
 Valuated PPSF: \$251

*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: 7  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 1

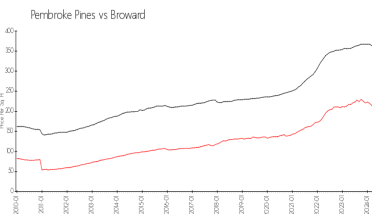
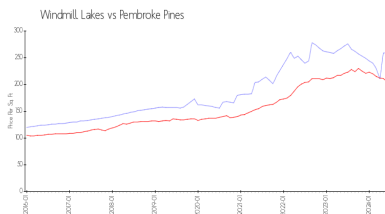
## Building Association Information

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

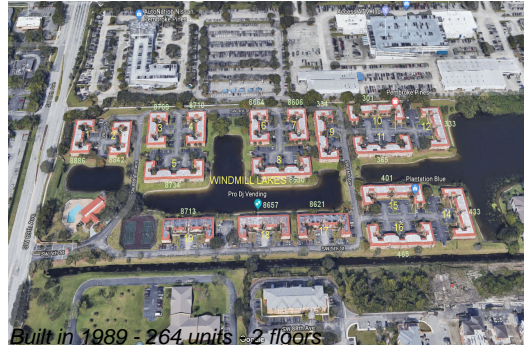


Windmill Lakes: \$259/sq. ft.  
 Pembroke Pines: \$205/sq. ft.

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 Broward: \$349/sq. ft.

## Inventory for Sale

Windmill Lakes 3%  
 Pembroke Pines 3%  
 Broward 4%



**Avg. Time to Close Over Last 12 Months**

Windmill Lakes	47 days
Pembroke Pines	58 days
Broward	70 days