

Unit 3330 Spanish Moss Ter # 401 - Garden Lakes of Inverrary (1 to 4)

3330 Spanish Moss Ter # 401 - 3280 Spanish Moss Ter, Lauderhill, FL, Broward 33319

Unit Information

MLS Number: A11625881
 Status: Active
 Size: 1,200 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Guest Parking
 View:
 List Price: \$118,000
 List PPSF: \$98
 Valuated Price: \$109,000
 Valuated PPSF: \$91

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: 21
 Building inventory for sale: 9%
 Number of sales over the last 12 months: 5
 Number of sales over the last 6 months: 1
 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

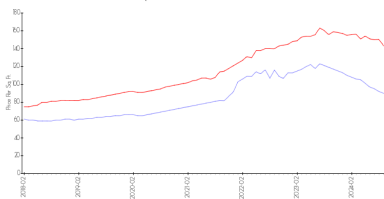
<https://thelakesofinverrary.com/>

Recent Sales

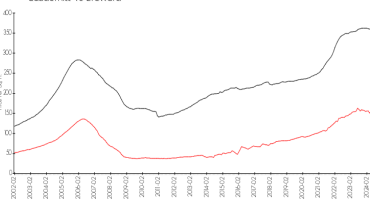
Unit #	Size	Closing Date	Sale Price	PPSF
213	1,200 sq ft	May 2024	\$120,000	\$100
410	1,200 sq ft	Mar 2024	\$117,500	\$98
106	1,000 sq ft	Mar 2024	\$129,000	\$129
406	1,000 sq ft	Mar 2024	\$97,000	\$97
310	1,200 sq ft	Mar 2024	\$120,000	\$100

Market Information

Garden Lakes of Inverrary (1 to 4) vs Lauderhill



Lauderhill vs Broward



Garden Lakes of Inverrary (1 to 4):	\$90/sq. ft.	Lauderhill:	\$143/sq. ft.
Lauderhill:	\$143/sq. ft.	Broward:	\$339/sq. ft.

Inventory for Sale



Garden Lakes of Inverrary (1 to 4)	10%
Lauderhill	5%
Broward	4%

Avg. Time to Close Over Last 12 Months

Garden Lakes of Inverrary (1 to 4)	80 days
Lauderhill	78 days
Broward	74 days