

# Unit 18-208 - Windmill Lakes

18-208 - 301-465 SW 86 Ave, Pembroke Pines, FL, Broward 33025

## Unit Information

MLS Number:	A11636235
Status:	Active
Size:	770 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$207,500
List PPSF:	\$269
Valuated Price:	\$183,000
Valuated PPSF:	\$238

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:	11
Building inventory for sale:	4%
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:	1

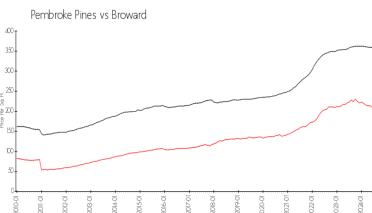
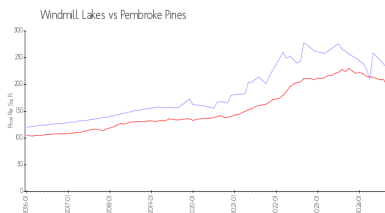
## Building Association Information

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
205	985 sq ft	Oct 2024	\$210,000	\$213
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

## Market Information



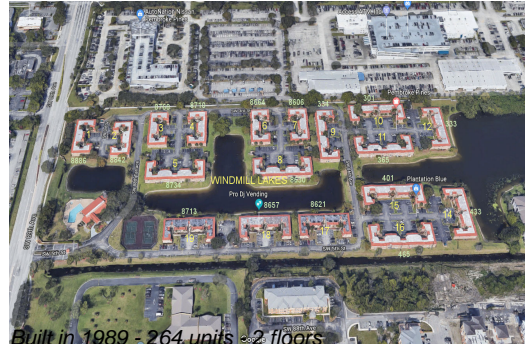
Windmill Lakes:	\$231/sq. ft.	Pembroke Pines:	\$197/sq. ft.
Pembroke Pines:	\$197/sq. ft.	Broward:	\$339/sq. ft.

## Inventory for Sale

Windmill Lakes	4%
Pembroke Pines	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Windmill Lakes	48 days
Pembroke Pines	66 days



Broward

74 days