

# Unit 4904 SW 141st Ave # 5 - Las Terrazas at Vizcaya

4904 SW 141st Ave # 5 - 14003-14113 SW 49 St, Miramar, FL, Broward 33025

## Unit Information

MLS Number: A11650193  
 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: \$380,000  
 List PPSF: \$356  
 Valuated Price: \$350,000  
 Valuated PPSF: \$328

*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: 2  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

## Building Association Information

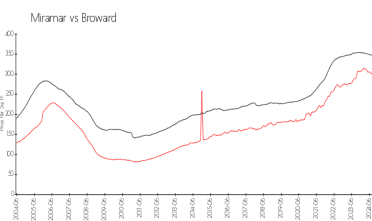
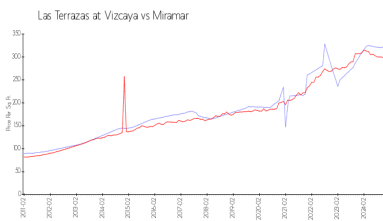
Las Terrazas At Vizcaya  
 Condominium Association  
 1145 Sawgrs Corp Parkway  
 Sunrise, FL 33323  
 (954) 636-3377

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
10	1,251 sq ft	Oct 2024	\$400,000	\$320
6	1,067 sq ft	Jun 2024	\$372,500	\$349
11	1,067 sq ft	Mar 2024	\$345,000	\$323

## Market Information



Las Terrazas at Vizcaya: \$328/sq. ft.  
 Miramar: \$291/sq. ft.  
 Miramar: \$291/sq. ft.  
 Broward: \$334/sq. ft.

## Inventory for Sale

Las Terrazas at Vizcaya: 2%  
 Miramar: 2%



Broward

5%

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

Las Terrazas at Vizcaya

66 days

Miramar

52 days

Broward

78 days