

# Unit 3280 Spanish Moss Ter # 410 - Garden Lakes of Inverrary (1 to 4)

3280 Spanish Moss Ter # 410 - 3280 Spanish Moss Ter, Lauderdale, FL, Broward 33319

## Unit Information

MLS Number:	A11651456
Status:	Active
Size:	1,200 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking,Guest Parking,Open Space Parking
View:	
List Price:	\$206,000
List PPSF:	\$172
Valuated Price:	\$115,000
Valuated PPSF:	\$96

*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:	17
Building inventory for sale:	8%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	1

## Building Association Information

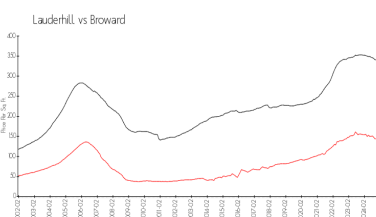
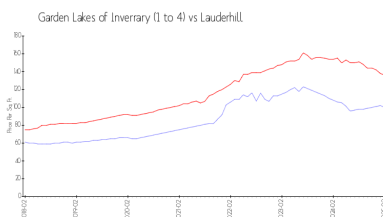
The Lakes of Inverrary Condominium  
3301 – 3360 Spanish Moss Terrace  
Lauderhill FL 33319  
Office Phone Number: 954-530-5810

<https://thelakesofinverrary.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
305	1,400 sq ft	Feb 2025	\$140,000	\$100
412	1,200 sq ft	Jan 2025	\$124,000	\$103
402	1,400 sq ft	Dec 2024	\$95,000	\$79
407	1,400 sq ft	Dec 2024	\$105,000	\$75
411	1,200 sq ft	Dec 2024	\$70,000	\$58

## Market Information



Garden Lakes of Inverrary (1 to 4):	\$95/sq. ft.	Lauderhill:	\$133/sq. ft.
Lauderhill:	\$133/sq. ft.	Broward:	\$324/sq. ft.

## Inventory for Sale



Garden Lakes of Inverrary (1 to 4)	8%
Lauderhill	7%
Broward	5%

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

Garden Lakes of Inverrary (1 to 4)	89 days
Lauderhill	82 days
Broward	84 days