

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

3280 Spanish Moss Ter # 410 - 3280 Spanish Moss Ter, Lauderhill, 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: \$91,000
 Valuated PPSF: \$76

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: 22
 Building inventory for sale: 10%
 Number of sales over the last 12 months: 8
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 3

Building Association Information

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

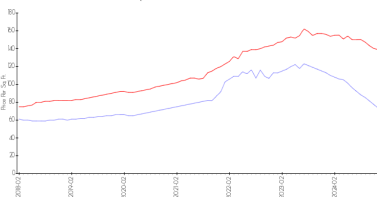
<https://thelakesofinverrary.com/>

Recent Sales

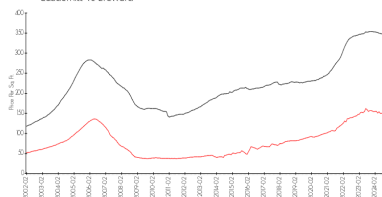
Unit #	Size	Closing Date	Sale Price	PPSF
412	1,200 sq ft	Jan 2025	\$124,000	\$103
402	1,200 sq ft	Dec 2024	\$95,000	\$79
411	1,200 sq ft	Dec 2024	\$70,000	\$58
213	1,200 sq ft	May 2024	\$120,000	\$100
410	1,200 sq ft	Mar 2024	\$117,500	\$98
106	1,000 sq ft	Mar 2024	\$129,000	\$129
406	1,000 sq ft	Mar 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):	\$75/sq. ft.	Lauderhill:	\$139/sq. ft.
Lauderhill:	\$139/sq. ft.	Broward:	\$334/sq. ft.

MODEL UNIT OF FINISHES



THE LAKES OF INVERRARY



Inventory for Sale

Garden Lakes of Inverrary (1 to 4)	10%
Lauderhill	6%
Broward	5%

Avg. Time to Close Over Last 12 Months

Garden Lakes of Inverrary (1 to 4)	93 days
Lauderhill	80 days
Broward	78 days