

Unit 16-205 - Windmill Lakes

16-205 - 301-465 SW 86 Ave, Pembroke Pines, FL, Broward 33025

Unit Information

MLS Number: A11661085
 Status: Pending
 Size: 985 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: Additional Spaces Available,Assigned Parking,Guest Parking
 View:
 List Price: \$279,999
 List PPSF: \$284
 Valuated Price: \$221,000
 Valuated PPSF: \$224

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: 15
 Building inventory for sale: 5%
 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

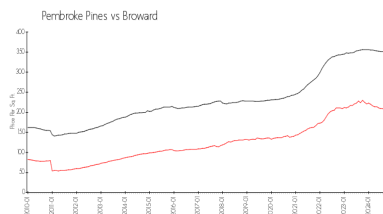
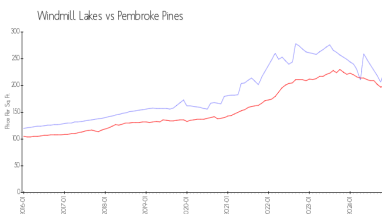
Building Association Information

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: \$229/sq. ft.
 Pembroke Pines: \$199/sq. ft.
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 Broward: \$334/sq. ft.

Inventory for Sale

Windmill Lakes: 6%
 Pembroke Pines: 4%
 Broward: 5%

Avg. Time to Close Over Last 12 Months

Windmill Lakes: 52 days



Pembroke Pines
Broward

67 days
76 days