

# Unit 3360 Spanish Moss Ter # 305 - Garden Lakes of Inverrary (1 to 4)

3360 Spanish Moss Ter # 305 - 3280 Spanish Moss Ter, Lauderhill, FL, Broward 33319

## Unit Information

MLS Number: A11669598  
 Status: Pending  
 Size: 1,400 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Guest Parking  
 View:  
 List Price: \$155,000  
 List PPSF: \$111  
 Valuated Price: \$106,000  
 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: 20  
 Building inventory for sale: 9%  
 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

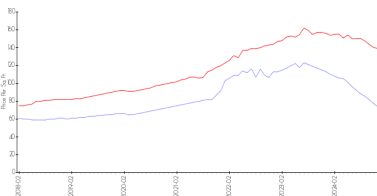
<https://thelakesofinverrary.com/>

## Recent Sales

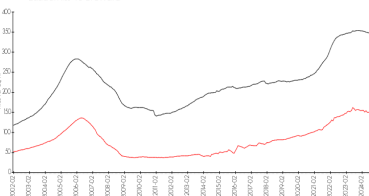
Unit #	Size	Closing Date	Sale Price	PPSF
412	1,200 sq ft	Jan 2025	\$124,000	\$103
402	1,200 sq ft	Dec 2024	\$95,000	\$79
411	1,200 sq ft	Dec 2024	\$70,000	\$58
213	1,200 sq ft	May 2024	\$120,000	\$100
410	1,200 sq ft	Mar 2024	\$117,500	\$98
106	1,000 sq ft	Mar 2024	\$129,000	\$129
406	1,000 sq ft	Mar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



### **Inventory for Sale**

Garden Lakes of Inverrary (1 to 4)	9%
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