

# Unit 3300 Spanish Moss Ter # 210 - Garden Lakes of Inverrary (1 to 4)

3300 Spanish Moss Ter # 210 - 3280 Spanish Moss Ter, Lauderhill, FL, Broward 33319

## Unit Information

MLS Number: A11687367  
 Status: Active  
 Size: 1,200 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Assigned Parking, Guest Parking  
 View:  
 List Price: \$99,000  
 List PPSF: \$83  
 Valuated Price: \$107,000  
 Valuated PPSF: \$89

*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: 21  
 Building inventory for sale: 9%  
 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: 0

## Building Association Information

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

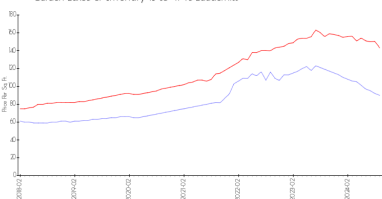
<https://thelakesofinverrary.com/>

## Recent Sales

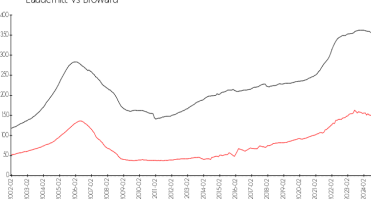
Unit #	Size	Closing Date	Sale Price	PPSF
213	1,200 sq ft	May 2024	\$120,000	\$100
410	1,200 sq ft	Mar 2024	\$117,500	\$98
106	1,000 sq ft	Mar 2024	\$129,000	\$129
406	1,000 sq ft	Mar 2024	\$97,000	\$97
310	1,200 sq ft	Mar 2024	\$120,000	\$100

## Market Information

Garden Lakes of Inverrary (1 to 4) vs Lauderhill



Lauderhill vs Broward



Garden Lakes of Inverrary (1 to 4): \$90/sq. ft.  
 Lauderhill: \$143/sq. ft.  
 Lauderhill: \$143/sq. ft.  
 Broward: \$339/sq. ft.

## Inventory for Sale

Garden Lakes of Inverrary (1 to 4) 10%



Lauderhill	5%
Broward	4%

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

Garden Lakes of Inverrary (1 to 4)	80 days
Lauderhill	78 days
Broward	74 days