

Unit 6-101 - Windmill Lakes

6-101 - 301-465 SW 86 Ave, Pembroke Pines, FL, Broward 33025

Unit Information

MLS Number: A11690842
 Status: Active
 Size: 805 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking
 View:
 List Price: \$220,000
 List PPSF: \$273
 Valuated Price: \$180,000
 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: 11
 Building inventory for sale: 4%
 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

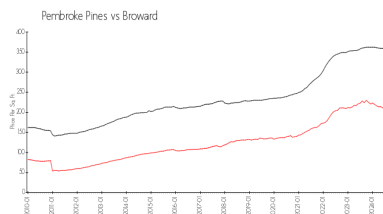
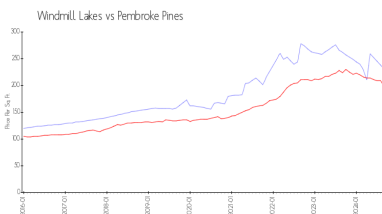
Building Association Information

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: \$231/sq. ft.
 Pembroke Pines: \$197/sq. ft.
 Pembroke Pines: \$197/sq. ft.
 Broward: \$339/sq. ft.

Inventory for Sale

Windmill Lakes 4%
 Pembroke Pines 4%
 Broward 4%

Avg. Time to Close Over Last 12 Months

Windmill Lakes 48 days



Pembroke Pines
Broward

66 days
74 days