

# Unit 3280 Spanish Moss Ter # 106 - Garden Lakes of Inverrary (1 to 4)

3280 Spanish Moss Ter # 106 - 3280 Spanish Moss Ter, Lauderhill, FL, Broward 33319

## Unit Information

MLS Number:	A11695848
Status:	Active
Size:	1,000 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space, Guest Parking
View:	
List Price:	\$110,000
List PPSF:	\$110
Valuated Price:	\$88,000
Valuated PPSF:	\$88

*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:	6
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

## Building Association Information

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

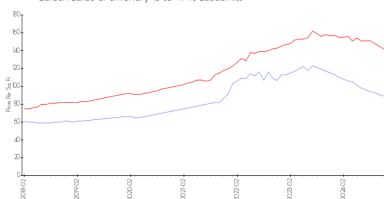
<https://thelakesofinverrary.com/>

## Recent Sales

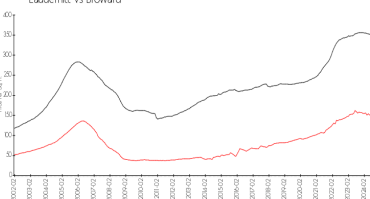
Unit #	Size	Closing Date	Sale Price	PPSF
411	1,200 sq ft	Dec 2024	\$70,000	\$58
213	1,200 sq ft	May 2024	\$120,000	\$100
410	1,200 sq ft	Mar 2024	\$117,500	\$98
106	1,000 sq ft	Mar 2024	\$129,000	\$129
406	1,000 sq ft	Mar 2024	\$97,000	\$97
310	1,200 sq ft	Mar 2024	\$120,000	\$100

## Market Information

Garden Lakes of Inverrary (1 to 4) vs Lauderhill



Lauderhill vs Broward



Garden Lakes of Inverrary (1 to 4):	\$89/sq. ft.	Lauderhill:	\$142/sq. ft.
Lauderhill:	\$142/sq. ft.	Broward:	\$334/sq. ft.

## 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)	74 days
Lauderhill	82 days
Broward	76 days