

Unit 12-201 - Windmill Lakes

12-201 - 301-465 SW 86 Ave, Pembroke Pines, FL, Broward 33025

Unit Information

MLS Number:	A11701058
Status:	Active
Size:	770 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Additional Spaces Available
View:	
List Price:	\$169,700
List PPSF:	\$220
Valuated Price:	\$174,000
Valuated PPSF:	\$226

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:	8
Building inventory for sale:	3%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

Building Association Information

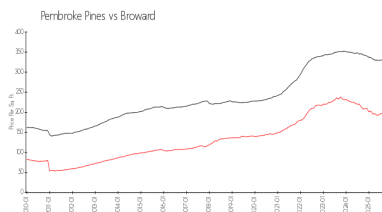
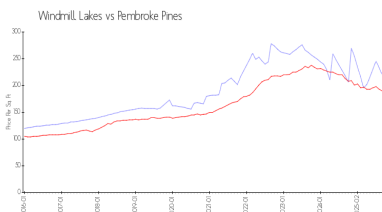
Windmill Lakes Apartments
Address: 450 SW 88th Terrace,
Pembroke Pines, FL 33025
Phone: +1 (954) 447-4665

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
103	985 sq ft	Oct 2025	\$265,000	\$269
204	985 sq ft	Oct 2025	\$180,000	\$183
206	720 sq ft	Aug 2025	\$197,600	\$274
208	805 sq ft	Aug 2025	\$175,000	\$217
202	945 sq ft	May 2025	\$195,000	\$206

Market Information

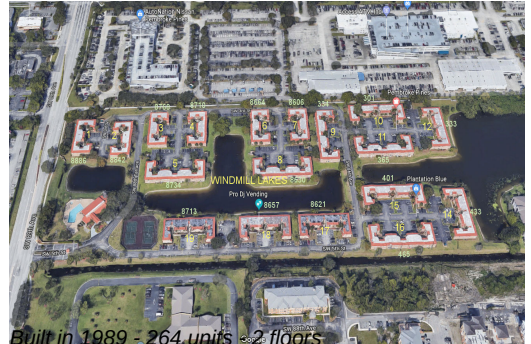


Windmill Lakes:	\$220/sq. ft.	Pembroke Pines:	\$193/sq. ft.
Pembroke Pines:	\$193/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale

Windmill Lakes	3%
Pembroke Pines	3%
Broward	4%

Avg. Time to Close Over Last 12 Months



Windmill Lakes
Pembroke Pines
Broward

74 days
74 days
88 days