

Unit 10-102 - Windmill Lakes

10-102 - 301-465 SW 86 Ave, Pembroke Pines, FL, Broward 33025

Unit Information

MLS Number:	A11976310
Status:	Active
Size:	1,125 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$285,000
List PPSF:	\$253
Valuated Price:	\$238,000
Valuated PPSF:	\$212

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:	6
Building inventory for sale:	2%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

Building Association Information

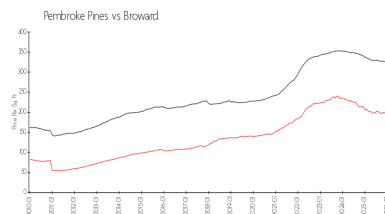
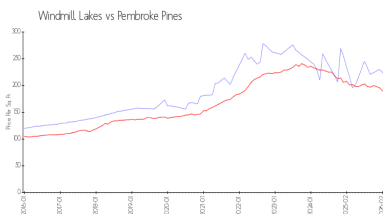
Windmill Lakes Apartments
Address: 450 SW 88th Terrace,
Pembroke Pines, FL 33025
Phone: +1 (954) 447-4665

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
204	985 sq ft	Jan 2026	\$232,500	\$236
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

Market Information

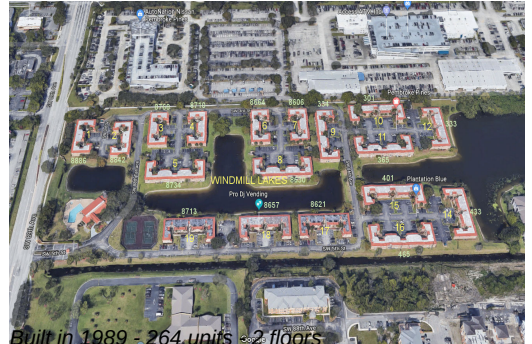


Windmill Lakes:	\$219/sq. ft.	Pembroke Pines:	\$189/sq. ft.
Pembroke Pines:	\$189/sq. ft.	Broward:	\$306/sq. ft.

Inventory for Sale

Windmill Lakes	2%
Pembroke Pines	4%
Broward	6%

Avg. Time to Close Over Last 12 Months



Windmill Lakes
Pembroke Pines
Broward

71 days
75 days
89 days