

# Unit 3330 Spanish Moss Ter # 409 - Garden Lakes of Inverrary (1 to 4)

3330 Spanish Moss Ter # 409 - 3280 Spanish Moss Ter, Lauderhill, FL, Broward 33319

## Unit Information

MLS Number: F10424752  
 Status: Active  
 Size: 1,200 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space  
 View: Other View  
 List Price: \$124,900  
 List PPSF: \$104  
 Valuated Price: \$133,000  
 Valuated PPSF: \$111

*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: 16  
 Building inventory for sale: 7%  
 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: 4

## Building Association Information

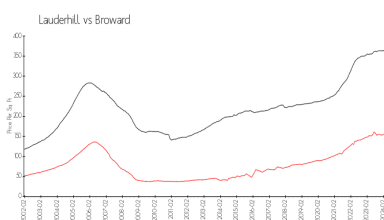
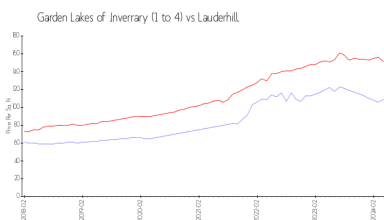
The Lakes of Inverrary Condominium  
 3301 – 3360 Spanish Moss Terrace  
 Lauderhill FL 33319  
 Office Phone Number: 954-530-5810

<https://thelakesofinverrary.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
406	1,000 sq ft	Aug 2023	\$110,000	\$110

## Market Information



Garden Lakes of Inverrary (1 to 4):	\$109/sq. ft.	Lauderhill:	\$151/sq. ft.
Lauderhill:	\$151/sq. ft.	Broward:	\$348/sq. ft.

## Inventory for Sale

Garden Lakes of Inverrary (1 to 4)	8%
Lauderhill	4%
Broward	3%

## Avg. Time to Close Over Last 12 Months

Garden Lakes of Inverrary (1 to 4)	118 days
Lauderhill	75 days
Broward	66 days