

Unit 3280 Spanish Moss Ter # 408 - Garden Lakes of Inverrary (1 to 4)

3280 Spanish Moss Ter # 408 - 3280 Spanish Moss Ter, Lauderhill, FL, Broward 33319

Unit Information

MLS Number: F10426470
 Status: Active
 Size: 1,000 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Guest Parking
 View: Garden View
 List Price: \$105,000
 List PPSF: \$105
 Valuated Price: \$111,000
 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

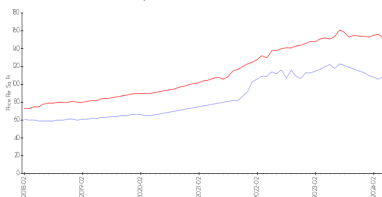
<https://thelakesofinverrary.com/>

Recent Sales

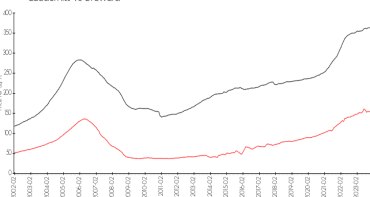
Unit #	Size	Closing Date	Sale Price	PPSF
410	1,200 sq ft	Mar 2024	\$117,500	\$98
106	1,000 sq ft	Mar 2024	\$129,000	\$129
406	1,000 sq ft	Mar 2024	\$97,000	\$97
310	1,200 sq ft	Mar 2024	\$120,000	\$100
406	1,000 sq ft	Aug 2023	\$110,000	\$110

Market Information

Garden Lakes of Inverrary (1 to 4) vs Lauderhill



Lauderhill vs Broward



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