

Unit 1-205 - Windmill Lakes

1-205 - 301-465 SW 86 Ave, Pembroke Pines, FL, Broward 33025

Unit Information

MLS Number: F10427256
 Status: Active
 Size: 945 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space
 View: Other View
 List Price: \$245,000
 List PPSF: \$259
 Valuated Price: \$195,000
 Valuated PPSF: \$206

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: 5
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 3

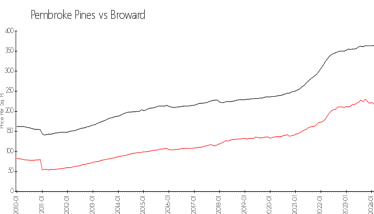
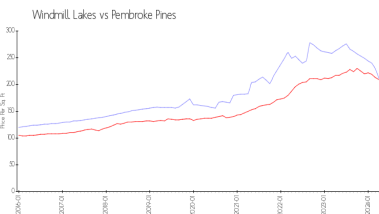
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
107	945 sq ft	Apr 2024	\$193,000	\$204
206	720 sq ft	Mar 2024	\$220,000	\$306
101	945 sq ft	Feb 2024	\$220,000	\$233
203	720 sq ft	Nov 2023	\$210,000	\$292
201	945 sq ft	Nov 2023	\$265,000	\$280

Market Information



Windmill Lakes: \$211/sq. ft.
 Pembroke Pines: \$209/sq. ft.

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 Broward: \$348/sq. ft.

Inventory for Sale

Windmill Lakes: 2%
 Pembroke Pines: 3%
 Broward: 3%



Avg. Time to Close Over Last 12 Months

Windmill Lakes	44 days
Pembroke Pines	54 days
Broward	67 days