

Unit 8-201 - Windmill Lakes

8-201 - 301-465 SW 86 Ave, Pembroke Pines, FL, Broward 33025

Unit Information

MLS Number:	F10430862
Status:	Active
Size:	805 Sq ft.
Bedrooms:	1
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	Lake
List Price:	\$214,900
List PPSF:	\$267
Valuated Price:	\$175,000
Valuated PPSF:	\$217

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:	8
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

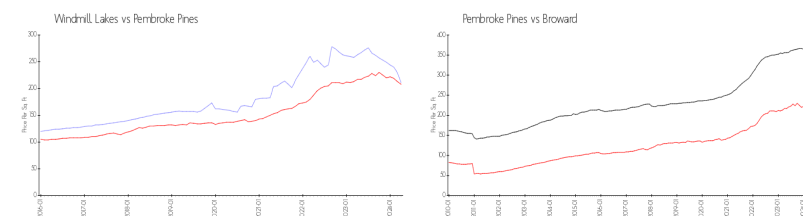
Building Association Information

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
106	985 sq ft	May 2024	\$260,000	\$264
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

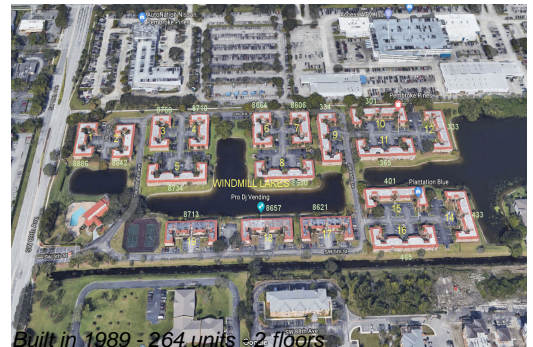
Market Information



Windmill Lakes:	\$211/sq. ft.	Pembroke Pines:	\$208/sq. ft.
Pembroke Pines:	\$208/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

Windmill Lakes	2%
Pembroke Pines	3%
Broward	4%



Avg. Time to Close Over Last 12 Months

Windmill Lakes	43 days
Pembroke Pines	55 days
Broward	67 days