

# Unit 4222 Inverrary Blvd # 4116 - Inverrary Gardens I

4222 Inverrary Blvd # 4116 - 4216-4222 Inverrary Blvd, Lauderhill, FL, Broward 33319

## Unit Information

MLS Number:	F10448256
Status:	Active
Size:	1,032 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	Other View
List Price:	\$195,900
List PPSF:	\$190
Valuated Price:	\$152,000
Valuated PPSF:	\$147

*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:	162
Number of active listings for rent:	0
Number of active listings for sale:	7
Building inventory for sale:	4%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

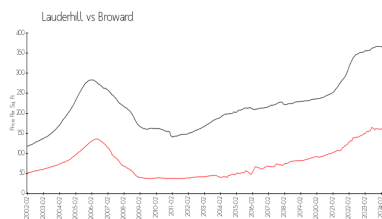
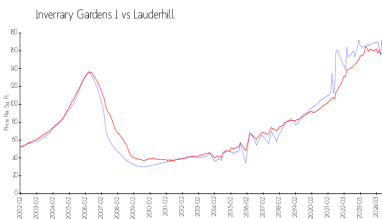
## Building Association Information

Inverrary Gardens Master Association  
 4200 Inverrary Blvd, Lauderhill, FL  
 (954) 484-1354

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4308	822 sq ft	Jul 2024	\$134,500	\$164
4803	1,032 sq ft	May 2024	\$138,000	\$134
4801	822 sq ft	Apr 2024	\$140,000	\$170
91A	1,012 sq ft	Mar 2024	\$139,000	\$137
4415	1,032 sq ft	Oct 2023	\$178,000	\$172

## Market Information



Inverrary Gardens I: \$143/sq. ft.  
 Lauderhill: \$156/sq. ft.

Lauderhill: \$156/sq. ft.  
 Broward: \$346/sq. ft.

## Inventory for Sale

Inverrary Gardens I	4%
Lauderhill	5%
Broward	4%



## **Avg. Time to Close Over Last 12 Months**

Inverrary Gardens I	35 days
Lauderhill	75 days
Broward	72 days