

# Unit 8-201 - Windmill Lakes

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

## Unit Information

MLS Number:	F10459031
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:	\$190,000
Valuated PPSF:	\$236

*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:	15
Building inventory for sale:	5%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

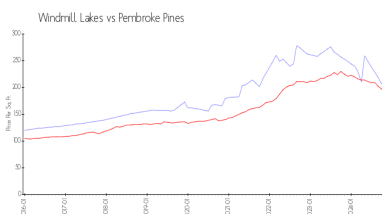
## Building Association Information

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

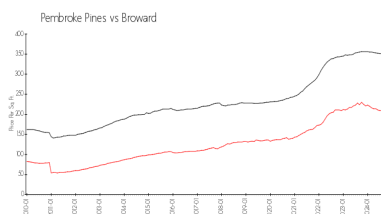
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
205	985 sq ft	Oct 2024	\$210,000	\$213
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

## Market Information



Windmill Lakes: \$229/sq. ft.  
Pembroke Pines: \$199/sq. ft.



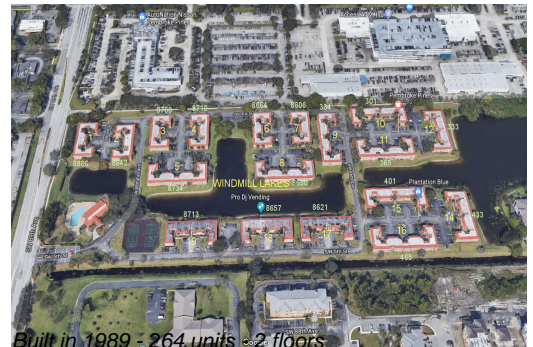
Pembroke Pines: \$199/sq. ft.  
Broward: \$334/sq. ft.

## Inventory for Sale

Windmill Lakes	6%
Pembroke Pines	4%
Broward	5%

## Avg. Time to Close Over Last 12 Months

Windmill Lakes	52 days
Pembroke Pines	67 days



Broward

76 days