

# 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

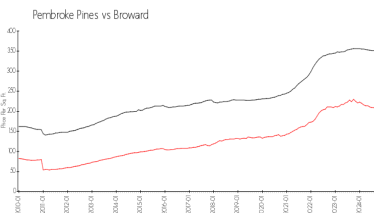
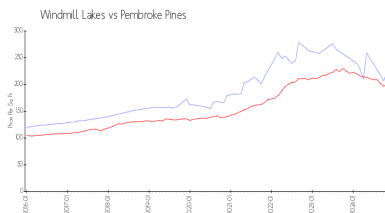
## Building Association Information

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.  
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 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