

Unit 6090 N Sabal Palm Blvd # 110 - Lakes of Carriage Hills 1 to 12

6090 N Sabal Palm Blvd # 110 - 6080 N Sabal Palm Blvd, Tamarac, FL, Broward 33319

Unit Information

MLS Number: F10460158
 Status: Active
 Size: 1,010 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space, Assigned Parking, Guest Parking
 View: Lake
 List Price: \$159,900
 List PPSF: \$158
 Valuated Price: \$137,000
 Valuated PPSF: \$137

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: 520
 Number of active listings for rent: 0
 Number of active listings for sale: 26
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 20
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 2

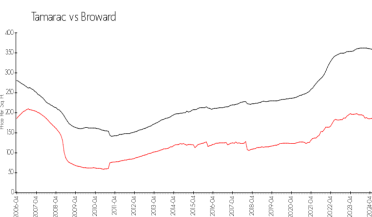
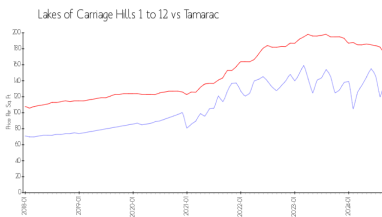
Building Association Information

Lakes of Carriage Hills
 Address: 4985 E Sabal Palm Blvd,
 Tamarac, FL 33319
 Phone: +1 954-968-2340

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
106	1,270 sq ft	Nov 2024	\$155,000	\$122
210	1,270 sq ft	Aug 2024	\$169,900	\$134
303	1,270 sq ft	Aug 2024	\$135,000	\$106
308	1,270 sq ft	Jun 2024	\$198,000	\$156
202	1,270 sq ft	Apr 2024	\$120,000	\$94
408	1,270 sq ft	Apr 2024	\$181,000	\$143
415	1,270 sq ft	Apr 2024	\$145,300	\$114
205	1,270 sq ft	Apr 2024	\$152,000	\$120

Market Information



Lakes of Carriage Hills 1 to 12:	\$139/sq. ft.	Tamarac:	\$173/sq. ft.
Tamarac:	\$173/sq. ft.	Broward:	\$339/sq. ft.

Inventory for Sale

Lakes of Carriage Hills 1 to 12 5%



Built in 1983/1989 - 520 units in total - 8 floors

Tamarac	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

Lakes of Carriage Hills 1 to 12	64 days
Tamarac	72 days
Broward	74 days