

Unit 3330 Spanish Moss Ter # 113 - Garden Lakes of Inverrary (1 to 4)

3330 Spanish Moss Ter # 113 - 3280 Spanish Moss Ter, Lauderhill, FL, Broward 33319

Unit Information

MLS Number: F10460373
 Status: Active
 Size: 1,200 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned Parking, Guest Parking, Open Space Parking
 View: Other View
 List Price: \$160,000
 List PPSF: \$133
 Valuated Price: \$106,000
 Valuated PPSF: \$88

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: 212
 Number of active listings for rent: 0
 Number of active listings for sale: 21
 Building inventory for sale: 9%
 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: 0

Building Association Information

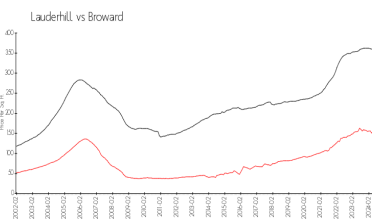
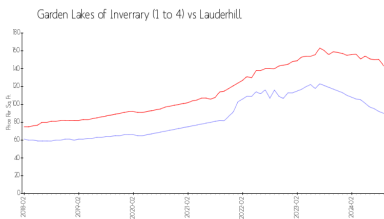
The Lakes of Inverrary Condominium
 3301 – 3360 Spanish Moss Terrace
 Lauderhill FL 33319
 Office Phone Number: 954-530-5810

<https://thelakesofinverrary.com/>

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 213 | 1,200 sq ft | May 2024 | \$120,000 | \$100 |
| 410 | 1,200 sq ft | Mar 2024 | \$117,500 | \$98 |
| 106 | 1,000 sq ft | Mar 2024 | \$129,000 | \$129 |
| 406 | 1,000 sq ft | Mar 2024 | \$97,000 | \$97 |
| 310 | 1,200 sq ft | Mar 2024 | \$120,000 | \$100 |

Market Information



| | | | |
|-------------------------------------|---------------|-------------|---------------|
| Garden Lakes of Inverrary (1 to 4): | \$90/sq. ft. | Lauderhill: | \$143/sq. ft. |
| Lauderhill: | \$143/sq. ft. | Broward: | \$339/sq. ft. |

Inventory for Sale

| | |
|------------------------------------|-----|
| Garden Lakes of Inverrary (1 to 4) | 10% |
| Lauderhill | 5% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|------------------------------------|---------|
| Garden Lakes of Inverrary (1 to 4) | 80 days |
| Lauderhill | 78 days |
| Broward | 74 days |