

# Unit 3330 Spanish Moss Ter # 406 - Garden Lakes of Inverrary (1 to 4)

3330 Spanish Moss Ter # 406 - 3280 Spanish Moss Ter, Lauderhill, FL, Broward 33319

## Unit Information

MLS Number: F10460781  
 Status: Active  
 Size: 1,000 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Assigned Parking, Guest Parking  
 View: Garden View, Lake  
 List Price: \$114,900  
 List PPSF: \$115  
 Valuated Price: \$91,000  
 Valuated PPSF: \$91

*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

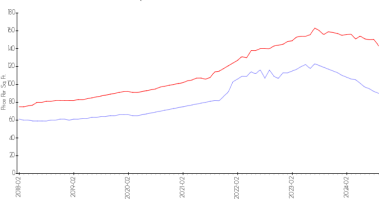
<https://thelakesofinverrary.com/>

## Recent Sales

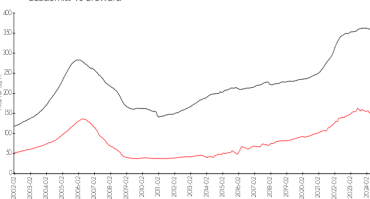
Unit #	Size	Closing Date	Sale Price	PPSF
213	1,200 sq ft	May 2024	\$120,000	\$100
410	1,200 sq ft	Mar 2024	\$117,500	\$98
106	1,000 sq ft	Mar 2024	\$129,000	\$129
406	1,000 sq ft	Mar 2024	\$97,000	\$97
310	1,200 sq ft	Mar 2024	\$120,000	\$100

## Market Information

Garden Lakes of Inverrary (1 to 4) vs Lauderhill



Lauderhill vs Broward



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