

Unit 3300 Spanish Moss Ter # 407 - Garden Lakes of Inverrary (1 to 4)

3300 Spanish Moss Ter # 407 - 3280 Spanish Moss Ter, Lauderhill, FL, Broward 33319

Unit Information

MLS Number:	F10461084
Status:	Pending
Size:	1,400 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces
View:	Lake
List Price:	\$115,000
List PPSF:	\$82
Valuated Price:	\$127,000
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:	22
Building inventory for sale:	10%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	3

Building Association Information

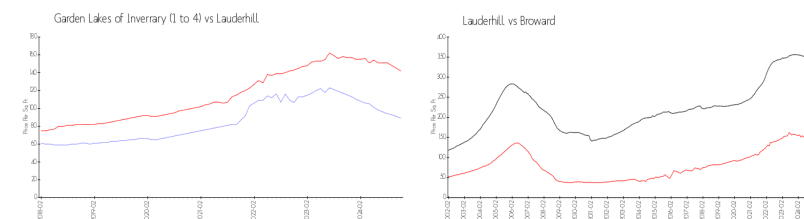
The Lakes of Inverrary Condominium
3301 – 3360 Spanish Moss Terrace
Lauderhill FL 33319
Office Phone Number: 954-530-5810

<https://thelakesofinverrary.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
412	1,200 sq ft	Jan 2025	\$124,000	\$103
402	1,200 sq ft	Dec 2024	\$95,000	\$79
411	1,200 sq ft	Dec 2024	\$70,000	\$58
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):	\$89/sq. ft.	Lauderhill:	\$142/sq. ft.
Lauderhill:	\$142/sq. ft.	Broward:	\$334/sq. ft.



Inventory for Sale

Garden Lakes of Inverrary (1 to 4)	10%
Lauderhill	6%
Broward	5%

Avg. Time to Close Over Last 12 Months

Garden Lakes of Inverrary (1 to 4)	93 days
Lauderhill	84 days
Broward	77 days