

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

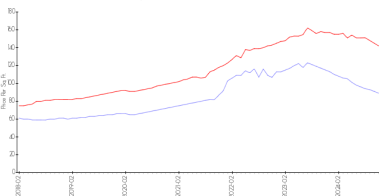
<https://thelakesofinverrary.com/>

Recent Sales

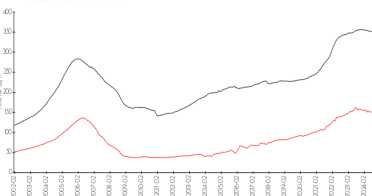
| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 412 | 1,200 sq ft | Jan 2025 | \$124,000 | \$103 |
| 402 | 1,200 sq ft | Dec 2024 | \$95,000 | \$79 |
| 411 | 1,200 sq ft | Dec 2024 | \$70,000 | \$58 |
| 213 | 1,200 sq ft | May 2024 | \$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) vs Lauderhill



Lauderhill vs Broward



| | | | |
|-------------------------------------|---------------|-------------|---------------|
| 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 |