

# Unit 3300 Spanish Moss Ter # 202 - Garden Lakes of Inverrary (1 to 4)

3300 Spanish Moss Ter # 202 - 3280 Spanish Moss Ter, Lauderdale, FL, Broward 33319

## Unit Information

|                 |              |
|-----------------|--------------|
| MLS Number:     | F10503357    |
| Status:         | Active       |
| Size:           | 1,200 Sq ft. |
| Bedrooms:       | 2            |
| Full Bathrooms: | 2            |
| Half Bathrooms: | 0            |
| Parking Spaces: | 1 Space      |
| View:           |              |
| List Price:     | \$119,900    |
| List PPSF:      | \$100        |
| Valuated Price: | \$111,000    |
| Valuated PPSF:  | \$93         |

*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:      | 9   |
| Building inventory for sale:             | 4%  |
| 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:  | 2   |

## Building Association Information

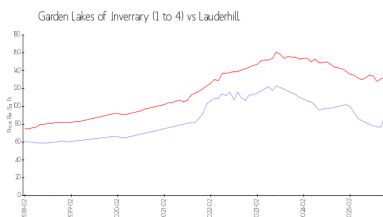
The Lakes of Inverrary Condominium  
3301 - 3360 Spanish Moss Terrace  
Lauderhill FL 33319  
Office Phone Number: 954-530-5810

<https://thelakesofinverrary.com/>

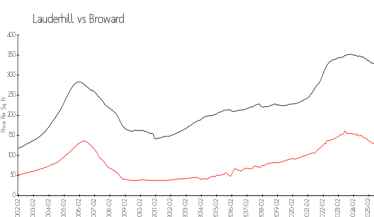
## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|------|
| 210    | 1,200 sq ft | Oct 2025     | \$90,000   | \$75 |
| 213    | 1,200 sq ft | Oct 2025     | \$95,000   | \$79 |
| 110    | 1,200 sq ft | Aug 2025     | \$92,000   | \$77 |
| 309    | 1,200 sq ft | Apr 2025     | \$105,000  | \$88 |
| 407    | 1,400 sq ft | Mar 2025     | \$105,000  | \$75 |

## Market Information



Garden Lakes of Inverrary (1 to 4):  
\$93/sq. ft.  
Lauderhill:  
\$133/sq. ft.



Lauderhill:  
\$133/sq. ft.  
Broward:  
\$311/sq. ft.

## Inventory for Sale

Garden Lakes of Inverrary (1 to 4) 4%



|            |    |
|------------|----|
| Lauderhill | 5% |
| Broward    | 4% |

**Avg. Time to Close Over Last 12 Months**

|                                    |         |
|------------------------------------|---------|
| Garden Lakes of Inverrary (1 to 4) | 76 days |
| Lauderhill                         | 80 days |
| Broward                            | 88 days |