

Unit 3280 Spanish Moss Ter # 307 - Garden Lakes of Inverrary (1 to 4)

3280 Spanish Moss Ter # 307 - 3280 Spanish Moss Ter, Lauderdale, FL, Broward 33319

Unit Information

MLS Number:	F10514544
Status:	Active
Size:	1,400 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$195,000
List PPSF:	\$139
Valuated Price:	\$131,000
Valuated PPSF:	\$94

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

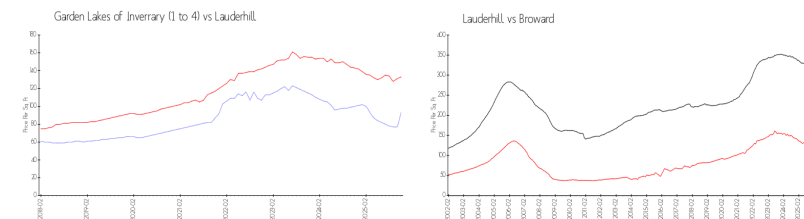
The Lakes of Inverrary Condominium
3301 â€” 3360 Spanish Moss Terrace
Lauderhill FL 33319
Office Phone Number: 954-530-5810

<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%
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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