

Unit 6095 N Sabal Palm Blvd # 109 - Lakes of Carriage Hills 1 to 12

6095 N Sabal Palm Blvd # 109 - 6080 N Sabal Palm Blvd, Tamarac, FL, Broward 33319

Unit Information

MLS Number:	F10535701
Status:	Active
Size:	1,270 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	
List Price:	\$199,999
List PPSF:	\$157
Valuated Price:	\$105,000
Valuated PPSF:	\$105

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:	520
Number of active listings for rent:	0
Number of active listings for sale:	23
Building inventory for sale:	4%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	6

Building Association Information

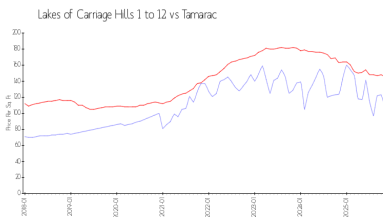
Lakes of Carriage Hills
Address: 4985 E Sabal Palm Blvd,
Tamarac, FL 33319
Phone: +1 954-968-2340

<https://>

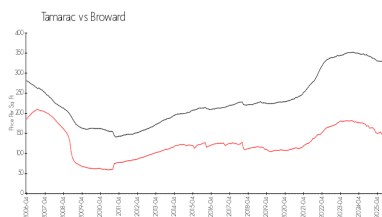
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
303	1,270 sq ft	Nov 2025	\$163,000	\$128
103	1,000 sq ft	Nov 2025	\$73,500	\$74
403	1,270 sq ft	Nov 2025	\$150,000	\$118
101	1,000 sq ft	Oct 2025	\$110,000	\$110
203	1,270 sq ft	Oct 2025	\$170,000	\$134

Market Information



Lakes of Carriage Hills 1 to 12: \$106/sq. ft.
Tamarac: \$146/sq. ft.



Tamarac: \$146/sq. ft.
Broward: \$311/sq. ft.

Inventory for Sale

Lakes of Carriage Hills 1 to 12 4%



Tamarac	3%
Broward	4%

Avg. Time to Close Over Last 12 Months

Lakes of Carriage Hills 1 to 12	67 days
Tamarac	88 days
Broward	88 days