

# Unit 6300 S Falls Circle Dr # 213 - Inverrary Country Club (1 to 11)

6300 S Falls Circle Dr # 213 - 6100 S Falls Circle Dr, Tamarac, FL, Broward 33319

## Unit Information

|                 |               |
|-----------------|---------------|
| MLS Number:     | RX-11121515   |
| Status:         | Active        |
| Size:           | 1,130 Sq ft.  |
| Bedrooms:       | 2             |
| Full Bathrooms: | 2             |
| Half Bathrooms: | 0             |
| Parking Spaces: | Assigned,Open |
| View:           |               |
| Rental Price:   | \$1,895       |
| List PPSF:      | \$2           |
| Valuated Price: | \$119,000     |
| 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

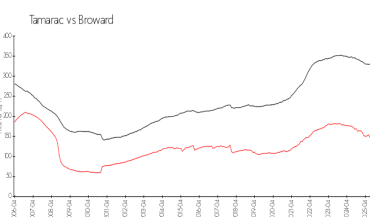
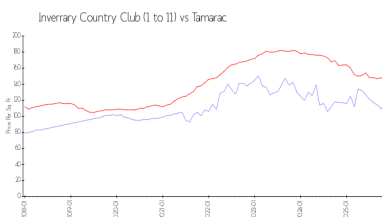
|                                          |     |
|------------------------------------------|-----|
| Number of units:                         | 600 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 39  |
| Building inventory for sale:             | 6%  |
| Number of sales over the last 12 months: | 17  |
| Number of sales over the last 6 months:  | 8   |
| Number of sales over the last 3 months:  | 4   |

## Building Association Information

Inverrary Association  
c/o Campbell Property Management  
8010 North University Drive  
Tamarac, FL 33321  
Phone: 954-739-1600

<https://>

## Market Information



|                                   |               |          |               |
|-----------------------------------|---------------|----------|---------------|
| Inverrary Country Club (1 to 11): | \$106/sq. ft. | Tamarac: | \$146/sq. ft. |
| Tamarac:                          | \$146/sq. ft. | Broward: | \$311/sq. ft. |

## Inventory for Sale

|                                  |    |
|----------------------------------|----|
| Inverrary Country Club (1 to 11) | 7% |
| Tamarac                          | 3% |
| Broward                          | 4% |

## Avg. Time to Close Over Last 12 Months

|                                  |         |
|----------------------------------|---------|
| Inverrary Country Club (1 to 11) | 88 days |
| Tamarac                          | 88 days |
| Broward                          | 88 days |

