

# Unit C316 - Peppermill at Kendale Lakes West 8000-8002-8004&8006

C316 - 8000 SW 149 Ave, Kendale Lakes, FL, Miami-Dade 33193

## Unit Information

MLS Number: A11503421  
 Status: Active  
 Size: 827 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Guest Parking  
 View:  
 List Price: \$274,900  
 List PPSF: \$332  
 Valuated Price: \$272,000  
 Valuated PPSF: \$329

*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: 236  
 Number of active listings for rent: 0  
 Number of active listings for sale: 6  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 3

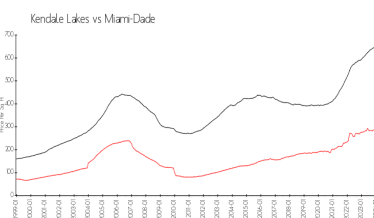
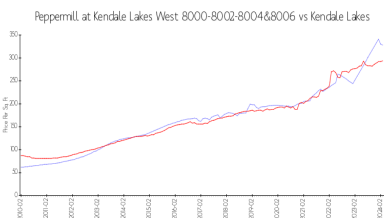
## Building Association Information

Peppermill at Kendale Lake West  
 8000 SW 149th Ave  
 Miami, FL 33193  
 (786) 536-6081

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
D414	866 sq ft	Mar 2024	\$270,000	\$312
D405	827 sq ft	Feb 2024	\$250,000	\$302
D102	827 sq ft	Feb 2024	\$295,000	\$357
D214	866 sq ft	Oct 2023	\$287,000	\$331
D202	827 sq ft	Aug 2023	\$242,000	\$293

## Market Information



Peppermill at  
 Kendale Lakes West  
 8000-8002-8004&8006:

Kendale Lakes: \$294/sq. ft.

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Miami-Dade: \$703/sq. ft.

## Inventory for Sale



Peppermill at Kendale Lakes West 8000-8002-8004&8006	3%
Kendale Lakes	1%
Miami-Dade	3%

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

Peppermill at Kendale Lakes West 8000-8002-8004&8006	72 days
Kendale Lakes	31 days
Miami-Dade	81 days