

# 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:	\$269,000
Valuated PPSF:	\$325

*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:	2

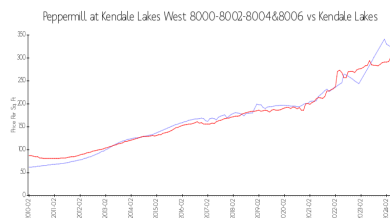
## Building Association Information

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

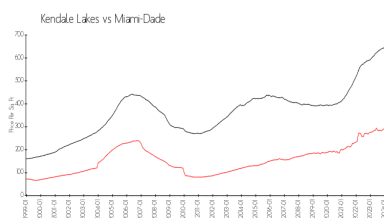
## Recent Sales

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&80  
06:  
Kendale Lakes: \$302/sq. ft.



Kendale Lakes: \$302/sq. ft.  
Miami-Dade: \$698/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	33 days
Miami-Dade	81 days