

# Unit 223 - Las Vistas at Doral II

223 - 8290 Lake Dr, Doral, FL, Miami-Dade 33166

## Unit Information

|                 |                    |
|-----------------|--------------------|
| MLS Number:     | A11504601          |
| Status:         | Active             |
| Size:           | 710 Sq ft.         |
| Bedrooms:       | 1                  |
| Full Bathrooms: | 1                  |
| Half Bathrooms: |                    |
| Parking Spaces: | Open Space Parking |
| View:           |                    |
| List Price:     | \$280,000          |
| List PPSF:      | \$394              |
| Valuated Price: | \$210,000          |
| Valuated PPSF:  | \$296              |

*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:                         | 248 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 7   |
| Building inventory for sale:             | 2%  |
| Number of sales over the last 12 months: | 6   |
| Number of sales over the last 6 months:  | 2   |
| Number of sales over the last 3 months:  | 0   |

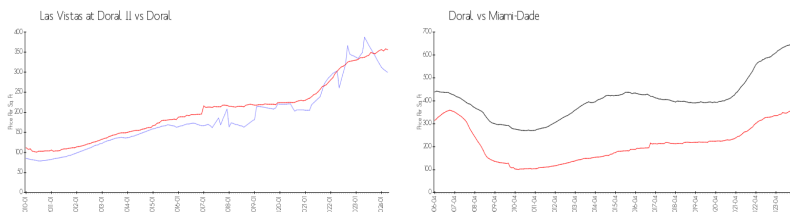
## Building Association Information

Las Vistas At Doral Condominium  
8290 Lake Dr,  
Doral, FL 33166  
(305) 591-2972  
Las Vistas At Doral  
Address: 8323 Lake Dr,  
Doral, FL 33166,  
Phone: +1 305-513-3396

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 213    | 1,036 sq ft | Jan 2024     | \$320,000  | \$309 |
| 116    | 1,036 sq ft | Nov 2023     | \$302,500  | \$292 |
| 516    | 1,036 sq ft | Oct 2023     | \$355,000  | \$343 |
| 416    | 1,036 sq ft | Oct 2023     | \$322,000  | \$311 |
| 216    | 1,036 sq ft | Aug 2023     | \$310,000  | \$299 |

## Market Information



|                         |               |             |               |
|-------------------------|---------------|-------------|---------------|
| Las Vistas at Doral II: | \$299/sq. ft. | Doral:      | \$356/sq. ft. |
| Doral:                  | \$356/sq. ft. | Miami-Dade: | \$698/sq. ft. |

## Inventory for Sale

|                        |    |
|------------------------|----|
| Las Vistas at Doral II | 3% |
|------------------------|----|



|            |    |
|------------|----|
| Doral      | 2% |
| Miami-Dade | 3% |

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

|                        |         |
|------------------------|---------|
| Las Vistas at Doral II | 46 days |
| Doral                  | 47 days |
| Miami-Dade             | 81 days |