

Unit 13936 SW 46th Ter # 342 - Bent Tree VI

13936 SW 46th Ter # 342 - 13903-13994 SW 46th Ter, Kendale Lakes, FL, Miami-Dade 33175

Unit Information

MLS Number:	A11523066
Status:	Active Under Contract
Size:	1,351 Sq ft.
Bedrooms:	4
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Guest Parking
View:	
List Price:	\$485,000
List PPSF:	\$359
Valuated Price:	\$487,000
Valuated PPSF:	\$360

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:	192
Number of active listings for rent:	0
Number of active listings for sale:	1
Building inventory for sale:	0%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

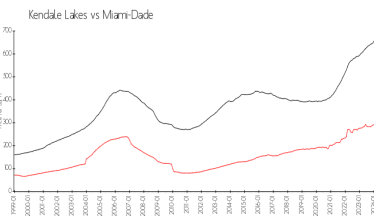
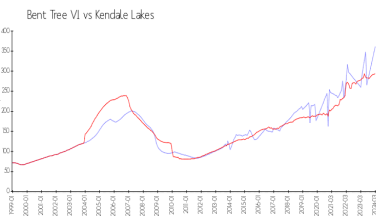
Building Association Information

Bent Tree Center Assoc Inc
 13831 Sw 59th St Ste 106
 Miami, FL 33183-1150
 (305) 380-9020

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
854	945 sq ft	Mar 2024	\$345,000	\$365
244	1,057 sq ft	Nov 2023	\$369,900	\$350
663	1,351 sq ft	Aug 2023	\$358,000	\$265
D	1,057 sq ft	Jul 2023	\$369,900	\$350

Market Information



Bent Tree VI:	\$361/sq. ft.	Kendale Lakes:	\$294/sq. ft.
Kendale Lakes:	\$294/sq. ft.	Miami-Dade:	\$703/sq. ft.

Inventory for Sale

Bent Tree VI	1%
Kendale Lakes	1%
Miami-Dade	3%



Avg. Time to Close Over Last 12 Months

Bent Tree VI	51 days
Kendale Lakes	31 days
Miami-Dade	81 days