

Unit F-104 - Captiva Lakes Villas

F-104 - 8301-8311 SW 142 Ave, Kendale Lakes, FL, Miami-Dade 33183

Unit Information

| | |
|-----------------|------------------------|
| MLS Number: | A11529719 |
| Status: | Active |
| Size: | 845 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space, Guest Parking |
| View: | |
| List Price: | \$280,000 |
| List PPSF: | \$331 |
| Valuated Price: | \$228,000 |
| Valuated PPSF: | \$270 |

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: | 230 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 2 |
| Building inventory for sale: | 0% |
| Number of sales over the last 12 months: | 9 |
| Number of sales over the last 6 months: | 7 |
| Number of sales over the last 3 months: | 2 |

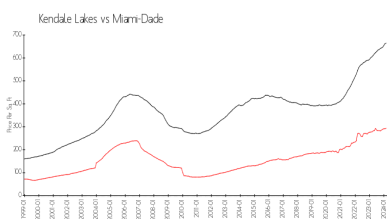
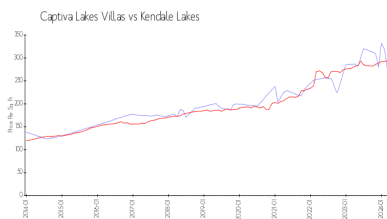
Building Association Information

CAPTIVA LAKES VILLAS
 CONDOMINIUM ASSOCIATION, INC
 8301 SW 142nd Ave
 Miami FL33183

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| A206 | 665 sq ft | Mar 2024 | \$185,000 | \$278 |
| B210 | 1,160 sq ft | Mar 2024 | \$340,000 | \$293 |
| D104 | 845 sq ft | Jan 2024 | \$275,000 | \$325 |
| H-105 | 665 sq ft | Dec 2023 | \$182,000 | \$274 |
| D106 | 845 sq ft | Nov 2023 | \$280,000 | \$331 |
| E211 | 973 sq ft | Nov 2023 | \$265,500 | \$273 |
| H110 | 845 sq ft | Nov 2023 | \$270,000 | \$320 |

Market Information

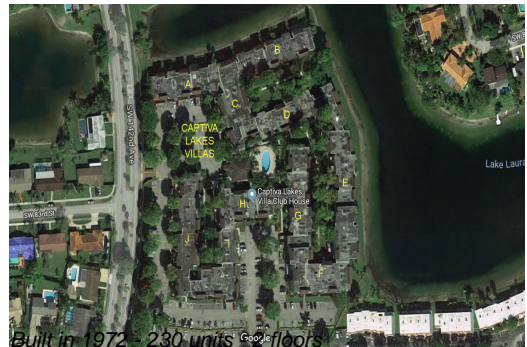


Captiva Lakes Villas: \$275/sq. ft.
 Kendale Lakes: \$294/sq. ft.

Kendale Lakes: \$294/sq. ft.
 Miami-Dade: \$703/sq. ft.

Inventory for Sale

| | |
|----------------------|----|
| Captiva Lakes Villas | 1% |
| Kendale Lakes | 1% |
| Miami-Dade | 3% |



Avg. Time to Close Over Last 12 Months

| | |
|----------------------|---------|
| Captiva Lakes Villas | 26 days |
| Kendale Lakes | 31 days |
| Miami-Dade | 81 days |