

# 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:	\$281,000
Valuated PPSF:	\$333

*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:	8
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

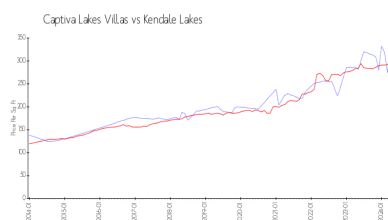
## Building Association Information

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

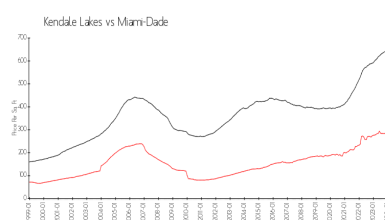
## Recent Sales

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



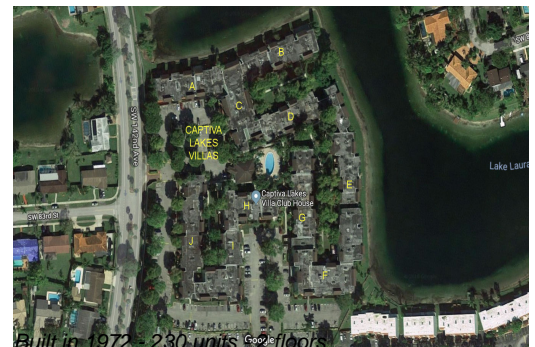
Captiva Lakes Villas: \$340/sq. ft.  
Kendale Lakes: \$302/sq. ft.



Kendale Lakes: \$302/sq. ft.  
Miami-Dade: \$698/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	29 days
Kendale Lakes	33 days
Miami-Dade	81 days