

Unit A203 - Peppermill at Kendale Lakes West 8000-8002-8004&8006

A203 - 8000 SW 149 Ave, Kendale Lakes, FL, Miami-Dade 33193

Unit Information

MLS Number: A11543481
 Status: Active
 Size: 827 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Additional Spaces Available, Guest Parking
 View:
 List Price: \$273,999
 List PPSF: \$331
 Valuated Price: \$270,000
 Valuated PPSF: \$326

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: 3

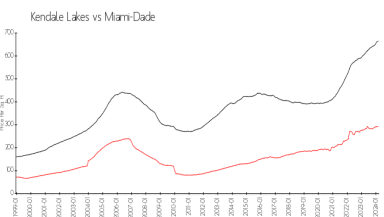
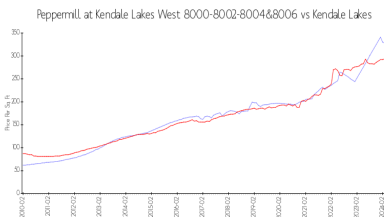
Building Association Information

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&8006:
 \$328/sq. ft.

Kendale Lakes:
 \$294/sq. ft.
 Miami-Dade:
 \$703/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	31 days
Miami-Dade	81 days