

# Unit 13953 SW 46th Ter # 114 - Bent Tree VI

13953 SW 46th Ter # 114 - 13903-13994 SW 46th Ter, Kendale Lakes, FL, Miami-Dade 33175



## Unit Information

MLS Number:	A11543590
Status:	Active
Size:	945 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Covered Parking,Guest Parking
View:	
List Price:	\$360,000
List PPSF:	\$381
Valuated Price:	\$344,000
Valuated PPSF:	\$364

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

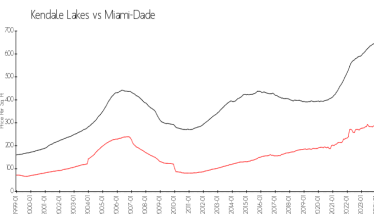
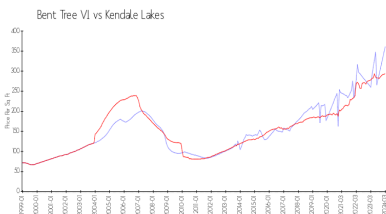
## Building Association Information

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