

# Unit C-308 - Verabella Falls

C-308 - 8305 SW 152 Ave, Kendale Lakes, FL, Miami-Dade 33193

## Unit Information

MLS Number:	A11546114
Status:	Active
Size:	828 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$299,000
List PPSF:	\$361
Valuated Price:	\$221,000
Valuated PPSF:	\$267

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:	449
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	0%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

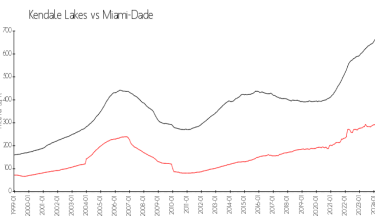
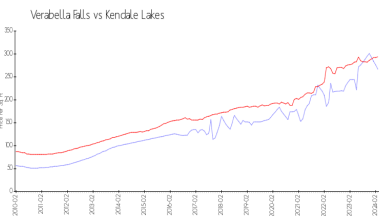
## Building Association Information

Verabella Falls Condominium Association  
 7100 Sw 99th Avenue # 102  
 Miami, FL 33173  
 Phone: (305) 380-1512

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
F-402	1,132 sq ft	Apr 2024	\$310,000	\$274
B211	796 sq ft	Apr 2024	\$225,000	\$283
A-110	1,133 sq ft	Mar 2024	\$297,000	\$262
C-315	828 sq ft	Nov 2023	\$250,000	\$302
B-208	828 sq ft	Jul 2023	\$232,000	\$280

## Market Information



Verabella Falls:	\$267/sq. ft.	Kendale Lakes:	\$294/sq. ft.
Kendale Lakes:	\$294/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

Verabella Falls	1%
Kendale Lakes	1%
Miami-Dade	3%



## **Avg. Time to Close Over Last 12 Months**

Verabella Falls	24 days
Kendale Lakes	31 days
Miami-Dade	81 days