

# Unit A-409 - Verabella Falls

A-409 - 8305 SW 152 Ave, Kendale Lakes, FL, Miami-Dade 33193

## Unit Information

MLS Number:	A11589806
Status:	Rented
Size:	1,132 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Guest Parking
View:	Lake,Other View
Rental Price:	\$2,200
List PPSF:	\$2
Valuated Price:	\$261,000
Valuated PPSF:	\$231

*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.*

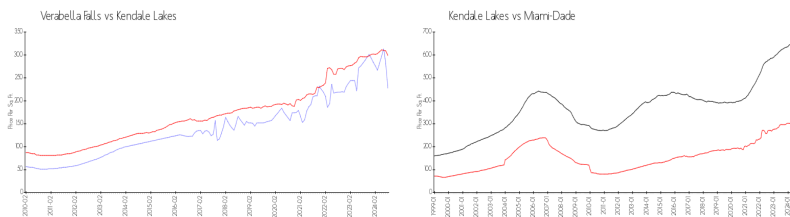
## Building Information

Number of units:	449
Number of active listings for rent:	0
Number of active listings for sale:	13
Building inventory for sale:	2%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	8
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

## Market Information



Verabella Falls:	\$228/sq. ft.	Kendale Lakes:	\$299/sq. ft.
Kendale Lakes:	\$299/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

Verabella Falls	3%
Kendale Lakes	2%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Verabella Falls	42 days
Kendale Lakes	45 days
Miami-Dade	85 days

