

# Unit 213 - Cypress Club of Kendale

213 - 14250 SW 62 St, Kendale Lakes, FL, Miami-Dade 33183

## Unit Information

MLS Number: A11602111  
Status: Active  
Size: 1,020 Sq ft.  
Bedrooms: 2  
Full Bathrooms: 2  
Half Bathrooms:  
Parking Spaces: 2 Or More Spaces,Assigned Parking,Guest Parking,Other Parking  
View:  
List Price: \$293,000  
List PPSF: \$287  
Valuated Price: \$271,000  
Valuated PPSF: \$266

*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: 121  
Number of active listings for rent: 0  
Number of active listings for sale: 3  
Building inventory for sale: 2%  
Number of sales over the last 12 months: 4  
Number of sales over the last 6 months: 3  
Number of sales over the last 3 months: 1

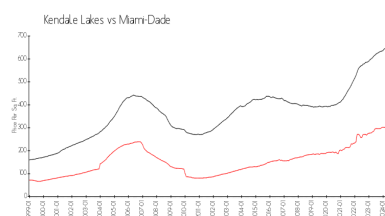
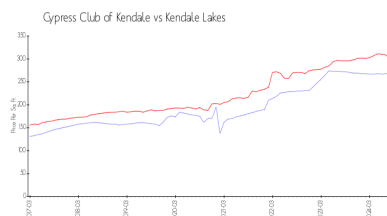
## Building Association Information

Cypress Club Of Kendale Association Inc  
14250 Sw 62nd Street  
Miami, FL 33183  
(305) 252-6738  
(305) 388-3050

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
103	1,020 sq ft	Aug 2024	\$265,000	\$260
224	1,020 sq ft	May 2024	\$299,000	\$293
410	1,020 sq ft	Apr 2024	\$265,000	\$260
510	1,020 sq ft	Mar 2024	\$278,000	\$273

## Market Information



Cypress Club of Kendale:	\$268/sq. ft.	Kendale Lakes:	\$299/sq. ft.
Kendale Lakes:	\$299/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

Cypress Club of Kendale 2%  
Kendale Lakes 2%  
Miami-Dade 4%

## Avg. Time to Close Over Last 12 Months



Cypress Club of Kendale	55 days
Kendale Lakes	45 days
Miami-Dade	85 days