

# Unit 8333 Lake Dr # 302 - Las Vistas at Doral III

8333 Lake Dr # 302 - 8205-8373 Lake Dr, Doral, FL, Miami-Dade 33166

## Unit Information

MLS Number: A11604827  
 Status: Active  
 Size: 810 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$299,000  
 List PPSF: \$369  
 Valuated Price: \$258,000  
 Valuated PPSF: \$319

*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: 446  
 Number of active listings for rent: 0  
 Number of active listings for sale: 20  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 11  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 2

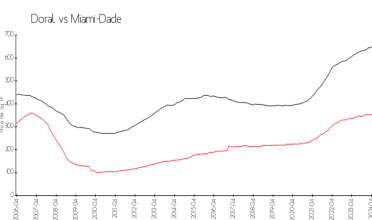
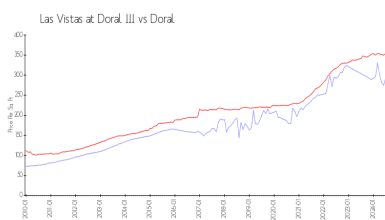
## Building Association Information

Las Vistas At Doral Condominium  
 8290 Lake Dr,  
 Doral, FL 33166  
 (305) 591-2972  
 Las Vistas At Doral  
 Address: 8323 Lake Dr,  
 Doral, FL 33166,  
 Phone: +1 305-513-3396

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
102	810 sq ft	Aug 2024	\$252,500	\$312
206	1,197 sq ft	Jul 2024	\$312,500	\$261
206	1,197 sq ft	May 2024	\$335,000	\$280
503	810 sq ft	May 2024	\$275,500	\$340
304	810 sq ft	Apr 2024	\$275,000	\$340

## Market Information



Las Vistas at Doral III: \$318/sq. ft.  
 Doral: \$358/sq. ft.  
 Doral: \$358/sq. ft.  
 Miami-Dade: \$696/sq. ft.



## **Inventory for Sale**

Las Vistas at Doral III	4%
Doral	2%
Miami-Dade	4%

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

Las Vistas at Doral III	82 days
Doral	54 days
Miami-Dade	84 days