

# Unit E-212 - Verabella Falls

E-212 - 8305 SW 152 Ave, Kendale Lakes, FL, Miami-Dade 33193

## Unit Information

MLS Number:	A11618494
Status:	Active
Size:	796 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	2 Spaces, Guest Parking
View:	Pool Area View
Rental Price:	\$1,900
List PPSF:	\$2
Valuated Price:	\$180,000
Valuated PPSF:	\$226

*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.*

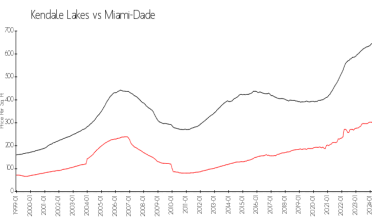
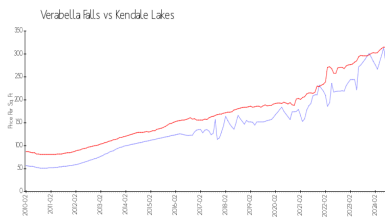
## Building Information

Number of units:	449
Number of active listings for rent:	0
Number of active listings for sale:	14
Building inventory for sale:	3%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	2

## 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:	\$309/sq. ft.
Kendale Lakes:	\$309/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	47 days
Kendale Lakes	44 days
Miami-Dade	84 days

