

Unit A301 - Peppermill at Kendale Lakes West 8000-8002-8004&8006

A301 - 8000 SW 149 Ave, Kendale Lakes, FL, Miami-Dade 33193

Unit Information

MLS Number: A11625826
 Status: Pending
 Size: 827 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Guest Parking
 View:
 List Price: \$239,995
 List PPSF: \$290
 Valuated Price: \$269,000
 Valuated PPSF: \$325

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: 236
 Number of active listings for rent: 0
 Number of active listings for sale: 4
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 6
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 3

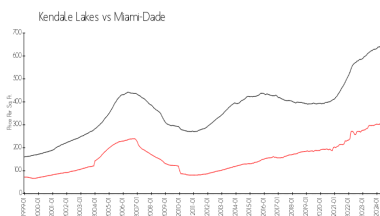
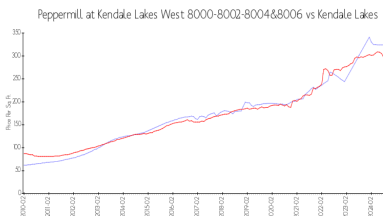
Building Association Information

Peppermill at Kendale Lake West
 8000 SW 149th Ave
 Miami, FL 33193
 (786) 536-6081

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
C202	827 sq ft	Oct 2024	\$228,000	\$276
C206	721 sq ft	Sep 2024	\$232,500	\$322
C403	827 sq ft	Sep 2024	\$270,000	\$326
D414	866 sq ft	Mar 2024	\$270,000	\$312
D405	827 sq ft	Feb 2024	\$250,000	\$302
D102	827 sq ft	Feb 2024	\$295,000	\$357

Market Information



Peppermill at
 Kendale Lakes West
 8000-8002-8004&8006:

\$323/sq. ft.

Kendale Lakes: \$293/sq. ft.

Kendale Lakes: \$293/sq. ft.

Miami-Dade: \$694/sq. ft.

Inventory for Sale

Peppermill at Kendale Lakes West
 8000-8002-8004&8006: 2%



Kendale Lakes	1%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Peppermill at Kendale Lakes West 8000-8002-8004&8006	84 days
Kendale Lakes	50 days
Miami-Dade	87 days