

# 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

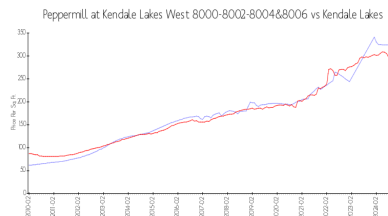
## Building Association Information

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

## Recent Sales

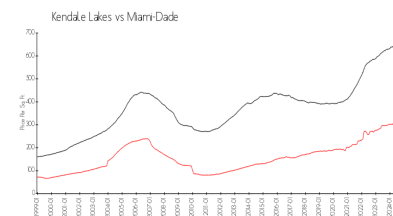
Unit #	Size	Closing Date	Sale Price	PPSF
C202	827 sq ft	Oct 2024	\$228,000	\$276
C206	721 sq ft	Sep 2024	\$232,500	\$322
C403	827 sq ft	Sep 2024	\$270,000	\$326
D414	866 sq ft	Mar 2024	\$270,000	\$312
D405	827 sq ft	Feb 2024	\$250,000	\$302
D102	827 sq ft	Feb 2024	\$295,000	\$357

## Market Information



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

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