

# Unit 6245 Kendale Lakes Cir # A210 - Paseo Real (ex Groves @ Kendale Lakes)

6245 Kendale Lakes Cir # A210 - 6205 Kendale Lakes Cir, Kendale Lakes, FL, Miami-Dade 33183

## Unit Information

MLS Number:	A11644831
Status:	Active Under Contract
Size:	1,220 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking
View:	
List Price:	\$270,000
List PPSF:	\$221
Valuated Price:	\$257,000
Valuated PPSF:	\$211

*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:	138
Number of active listings for rent:	0
Number of active listings for sale:	0
Building inventory for sale:	0%
Number of sales over the last 12 months:	1
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

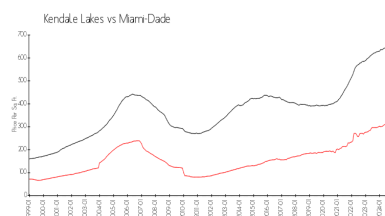
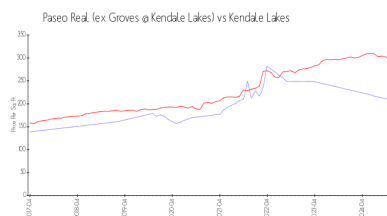
## Building Association Information

Paseo Real Condominium Association  
 Condominium Management  
 (305) 387-6385  
 6215 Kendale Lakes Cir  
 Miami, FL 33183  
 (305) 387-5540  
 6205 Kendale Lakes Cir  
 Miami, FL 33183

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
267	1,220 sq ft	May 2024	\$295,000	\$242

## Market Information



Paseo Real (ex Groves @ Kendale Lakes):	\$210/sq. ft.	Kendale Lakes:	\$296/sq. ft.
Kendale Lakes:	\$296/sq. ft.	Miami-Dade:	\$693/sq. ft.

## Inventory for Sale

Paseo Real (ex Groves @ Kendale Lakes)	0%
Kendale Lakes	1%
Miami-Dade	4%



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

Paseo Real (ex Groves @ Kendale Lakes)	87 days
Kendale Lakes	51 days
Miami-Dade	88 days