

# 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

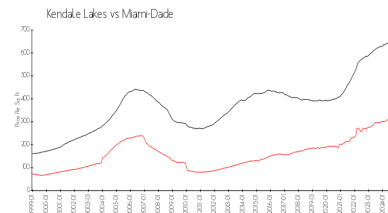
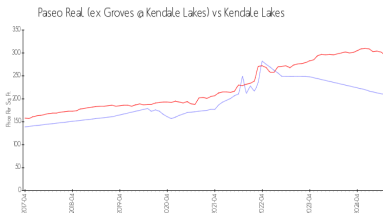
## Building Association Information

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