

# Unit 8235 Lake Dr # 404 - Las Vistas at Doral III

8235 Lake Dr # 404 - 8205-8373 Lake Dr, Doral, FL, Miami-Dade 33166

## Unit Information

MLS Number:	A11647595
Status:	Pending
Size:	810 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	Detached,Other Parking
View:	
List Price:	\$265,000
List PPSF:	\$327
Valuated Price:	\$243,000
Valuated PPSF:	\$300

*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:	446
Number of active listings for rent:	0
Number of active listings for sale:	12
Building inventory for sale:	2%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

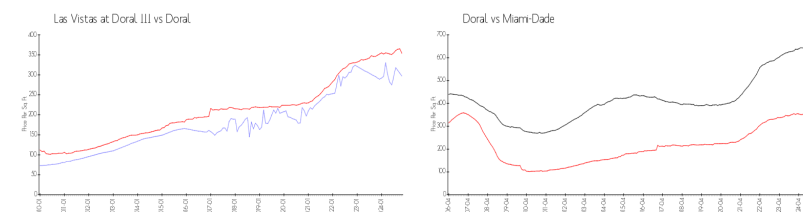
## Building Association Information

Las Vistas At Doral Condominium  
8290 Lake Dr,  
Doral, FL 33166  
(305) 591-2972  
Las Vistas At Doral  
Address: 8323 Lake Dr,  
Doral, FL 33166,  
Phone: +1 305-513-3396

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
101	810 sq ft	Jan 2025	\$255,000	\$315
205	810 sq ft	Dec 2024	\$255,000	\$315
308	810 sq ft	Nov 2024	\$265,000	\$327
102	810 sq ft	Aug 2024	\$252,500	\$312
206	1,197 sq ft	Jul 2024	\$312,500	\$261

## Market Information



Las Vistas at Doral III:	\$297/sq. ft.	Doral:	\$354/sq. ft.
Doral:	\$354/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Las Vistas at Doral III	3%
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Doral	2%
Miami-Dade	4%

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

Las Vistas at Doral III	79 days
Doral	64 days
Miami-Dade	89 days