

# Unit 427 - Las Vistas at Doral II

427 - 8290 Lake Dr, Doral, FL, Miami-Dade 33166

## Unit Information

MLS Number: A11647828  
 Status: Active  
 Size: 710 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Additional Spaces Available, Guest Parking  
 View:  
 List Price: \$299,000  
 List PPSF: \$421  
 Valuated Price: \$224,000  
 Valuated PPSF: \$315

*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: 248  
 Number of active listings for rent: 0  
 Number of active listings for sale: 11  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 3

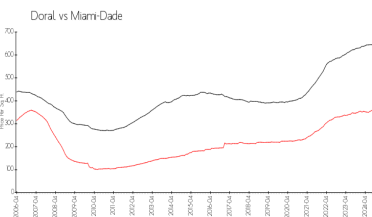
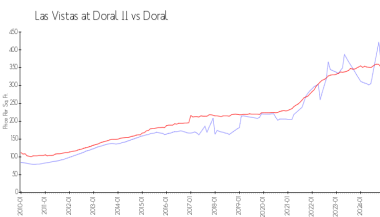
## Building Association Information

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
134	1,036 sq ft	Dec 2024	\$300,000	\$290
442	710 sq ft	Dec 2024	\$240,000	\$338
550	1,036 sq ft	Oct 2024	\$305,000	\$294
450	710 sq ft	Aug 2024	\$285,000	\$401
307	1,036 sq ft	Jul 2024	\$275,000	\$265

## Market Information



Las Vistas at Doral II: \$313/sq. ft.  
 Doral: \$349/sq. ft.

Doral: \$349/sq. ft.  
 Miami-Dade: \$688/sq. ft.

## Inventory for Sale

Las Vistas at Doral II 4%  
 Doral 3%



Miami-Dade 5%

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

Las Vistas at Doral II	58 days
Doral	65 days
Miami-Dade	90 days