

# Unit 8245 Lake Dr # 305 - Las Vistas at Doral III

8245 Lake Dr # 305 - 8205-8373 Lake Dr, Doral, FL, Miami-Dade 33166

## Unit Information

MLS Number: A11649454  
 Status: Pending  
 Size: 810 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$265,000  
 List PPSF: \$327  
 Valuated Price: \$241,000  
 Valuated PPSF: \$298

*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

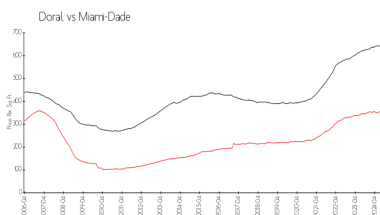
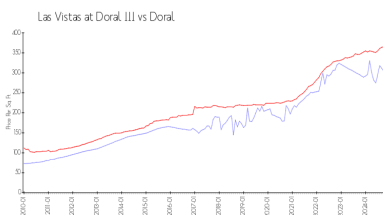
## Building Association Information

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%



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