

# Unit 8343 Lake Dr # 207 - Las Vistas at Doral III

8343 Lake Dr # 207 - 8205-8373 Lake Dr, Doral, FL, Miami-Dade 33166

## Unit Information

MLS Number: A11649476  
 Status: Active  
 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: \$226,000  
 Valuated PPSF: \$279

*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: 13  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

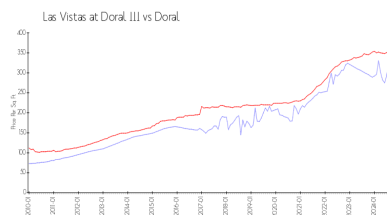
## Building Association Information

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

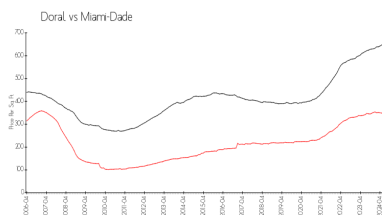
## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 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 |
| 206    | 1,197 sq ft | May 2024     | \$335,000  | \$280 |
| 503    | 810 sq ft   | May 2024     | \$275,500  | \$340 |

## Market Information



Las Vistas at Doral III: \$282/sq. ft.  
 Doral: \$356/sq. ft.



Doral: \$356/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Las Vistas at Doral III 3%



|            |    |
|------------|----|
| Doral      | 3% |
| Miami-Dade | 4% |

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

|                         |         |
|-------------------------|---------|
| Las Vistas at Doral III | 84 days |
| Doral                   | 60 days |
| Miami-Dade              | 87 days |