

# Unit C-206 - Verabella Falls

C-206 - 8305 SW 152 Ave, Kendale Lakes, FL, Miami-Dade 33193

## Unit Information

MLS Number: A11676871  
 Status: Active  
 Size: 1,074 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Guest Parking  
 View:  
 List Price: \$260,000  
 List PPSF: \$242  
 Valuated Price: \$270,000  
 Valuated PPSF: \$251

*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: 449  
 Number of active listings for rent: 0  
 Number of active listings for sale: 6  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 3

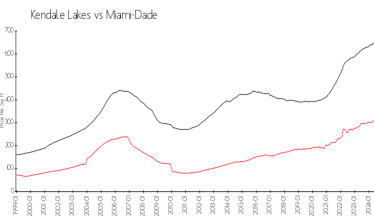
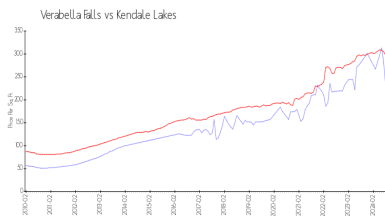
## Building Association Information

Verabella Falls Condominium Association  
 7100 Sw 99th Avenue # 102  
 Miami, FL 33173  
 Phone: (305) 380-1512

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
C-308	828 sq ft	Nov 2024	\$245,000	\$296
F-116	896 sq ft	Nov 2024	\$237,000	\$265
A-107	896 sq ft	Sep 2024	\$223,000	\$249
C-410	1,132 sq ft	Aug 2024	\$247,000	\$218
C-208	828 sq ft	Jul 2024	\$230,000	\$278

## Market Information



Verabella Falls: \$253/sq. ft.      Kendale Lakes: \$293/sq. ft.  
 Kendale Lakes: \$293/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Verabella Falls: 1%  
 Kendale Lakes: 1%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Verabella Falls: 61 days  
 Kendale Lakes: 50 days



