

# 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

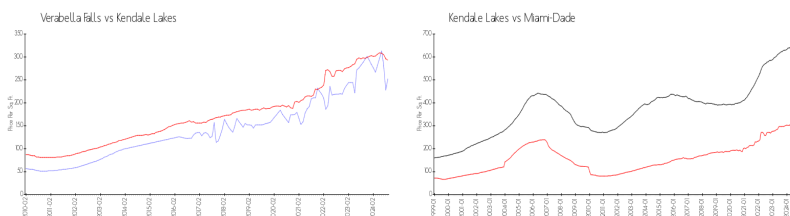
## Building Association Information

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



