

# Unit 405 - Terra Lake Villas

405 - 6105-6435 SW 129 Pl, Kendall West, FL, Miami-Dade 33183

## Unit Information

MLS Number:	A11681792
Status:	Active
Size:	711 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$280,000
List PPSF:	\$394
Valuated Price:	\$249,000
Valuated PPSF:	\$350

*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:	231
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	1%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

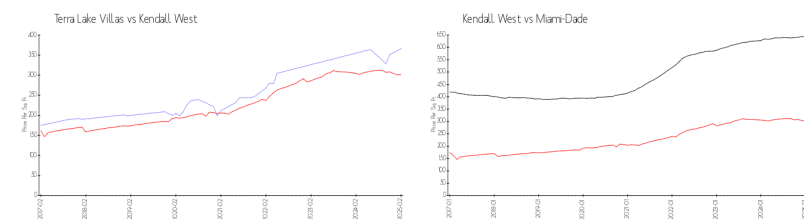
## Building Association Information

Terra Lake Villas  
Condominium Association Inc  
12955 SW 42nd Street # 7  
Miami, FL 33175  
(305) 254-3888  
(305) 225-1897  
(786) 350-6006

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1706	1,100 sq ft	Mar 2025	\$430,000	\$391
507	711 sq ft	Feb 2025	\$260,000	\$366
809	1,070 sq ft	Dec 2024	\$370,000	\$346
2004	1,355 sq ft	Oct 2024	\$445,000	\$328
407	711 sq ft	Sep 2024	\$275,000	\$387
1009	1,100 sq ft	Sep 2024	\$379,999	\$345

## Market Information



Terra Lake Villas:	\$350/sq. ft.	Kendall West:	\$297/sq. ft.
Kendall West:	\$297/sq. ft.	Miami-Dade:	\$685/sq. ft.

## Inventory for Sale

Terra Lake Villas	2%
Kendall West	1%
Miami-Dade	5%



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

Terra Lake Villas	48 days
Kendall West	55 days
Miami-Dade	94 days