

# Unit C-309 - Verabella Falls

C-309 - 8305 SW 152 Ave, Kendale Lakes, FL, Miami-Dade 33193

## Unit Information

MLS Number: A11683161  
 Status: Active  
 Size: 828 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 Rental Price: \$2,200  
 List PPSF: \$3  
 Valuated Price: \$201,000  
 Valuated PPSF: \$243

*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.*

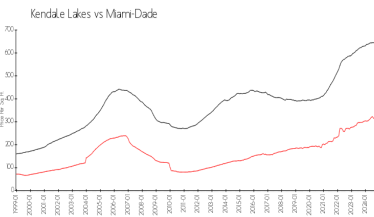
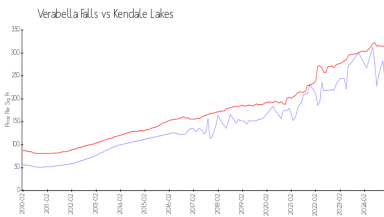
## Building Information

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: 14  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 6

## Building Association Information

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

## Market Information



Verabella Falls: \$242/sq. ft.  
 Kendale Lakes: \$312/sq. ft.

Kendale Lakes: \$312/sq. ft.  
 Miami-Dade: \$688/sq. ft.

## Inventory for Sale

Verabella Falls 1%  
 Kendale Lakes 1%  
 Miami-Dade 5%

## Avg. Time to Close Over Last 12 Months

Verabella Falls 61 days  
 Kendale Lakes 55 days  
 Miami-Dade 91 days

