

# Unit F301 - Las Brisas at Country Club of Miami (A to F)

F301 - 7165 NW 186 St, Hialeah, FL, Miami-Dade 33015

## Unit Information

MLS Number: A11686569  
 Status: Active  
 Size: 908 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Assigned Parking  
 View:  
 List Price: \$255,000  
 List PPSF: \$281  
 Valuated Price: \$245,000  
 Valuated PPSF: \$270

*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: 330  
 Number of active listings for rent: 0  
 Number of active listings for sale: 8  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 1

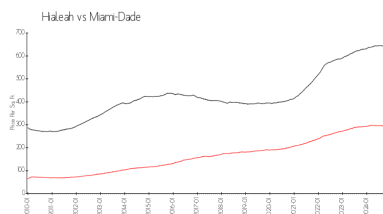
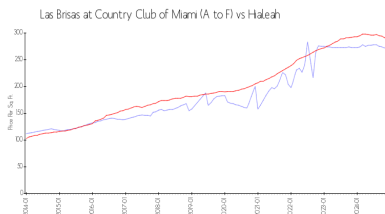
## Building Association Information

LAS BRISAS AT COUNTRY CLUB OF MIAMI  
 7055 NW 186 ST  
 HIALEAH, FL 33015  
 PHONE 305-829-6852  
 FAX 305-829-6852

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
D302	939 sq ft	Dec 2024	\$255,000	\$272
B502	939 sq ft	Sep 2024	\$265,000	\$282
F503	740 sq ft	Aug 2024	\$210,000	\$284
B205	960 sq ft	Jun 2024	\$260,000	\$271
C404	960 sq ft	Jun 2024	\$270,000	\$281

## Market Information



Las Brisas at Country Club of Miami (A to F): \$270/sq. ft.  
 Hialeah: \$291/sq. ft.  
 Miami-Dade: \$688/sq. ft.

## Inventory for Sale

Las Brisas at Country Club of Miami (A to F): 2%  
 Hialeah: 1%



Miami-Dade

5%

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

Las Brisas at Country Club of Miami (A to F)	29 days
Hialeah	48 days
Miami-Dade	90 days