

# Unit 514 - Las Vistas at Doral II

514 - 8290 Lake Dr, Doral, FL, Miami-Dade 33166

## Unit Information

MLS Number: A11698487  
 Status: Active  
 Size: 1,036 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, 2 Or More Spaces  
 View:  
 List Price: \$350,000  
 List PPSF: \$338  
 Valuated Price: \$328,000  
 Valuated PPSF: \$317

*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: 248  
 Number of active listings for rent: 0  
 Number of active listings for sale: 8  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 2

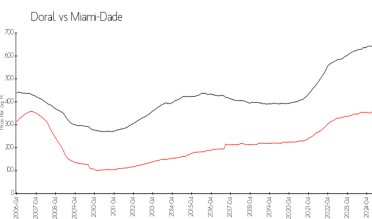
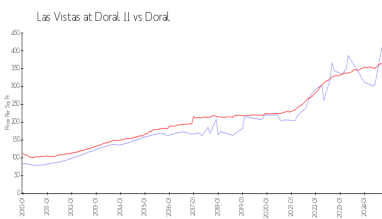
## Building Association Information

Las Vistas At Doral Condominium  
 8290 Lake Dr,  
 Doral, FL 33166  
 (305) 591-2972  
 Las Vistas At Doral  
 Address: 8323 Lake Dr,  
 Doral, FL 33166,  
 Phone: +1 305-513-3396

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
442	710 sq ft	Dec 2024	\$240,000	\$338
550	1,036 sq ft	Oct 2024	\$305,000	\$294
450	710 sq ft	Aug 2024	\$285,000	\$401
307	1,036 sq ft	Jul 2024	\$275,000	\$265
215	1,036 sq ft	May 2024	\$310,000	\$299

## Market Information



Las Vistas at Doral II: \$310/sq. ft.  
 Doral: \$354/sq. ft.

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 Miami-Dade: \$693/sq. ft.

## Inventory for Sale

Las Vistas at Doral II: 3%  
 Doral: 2%  
 Miami-Dade: 4%



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

Las Vistas at Doral II	50 days
Doral	62 days
Miami-Dade	88 days