

# Unit F-308 - Verabella Falls

F-308 - 8305 SW 152 Ave, Kendale Lakes, FL, Miami-Dade 33193

## Unit Information

|                 |                          |
|-----------------|--------------------------|
| MLS Number:     | A11740524                |
| Status:         | Active                   |
| Size:           | 828 Sq ft.               |
| Bedrooms:       | 2                        |
| Full Bathrooms: | 1                        |
| Half Bathrooms: | 0                        |
| Parking Spaces: | 1 Space,Assigned Parking |
| View:           |                          |
| List Price:     | \$259,000                |
| List PPSF:      | \$313                    |
| Valuated Price: | \$194,000                |
| Valuated PPSF:  | \$234                    |

*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:      | 11  |
| Building inventory for sale:             | 2%  |
| Number of sales over the last 12 months: | 8   |
| Number of sales over the last 6 months:  | 6   |
| Number of sales over the last 3 months:  | 5   |

## Building Association Information

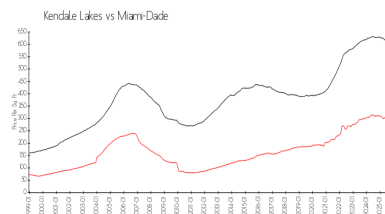
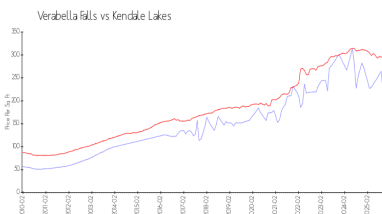
Verabella Falls Condominium Association  
7100 Sw 99th Avenue # 102  
Miami, FL 33173  
Phone: (305) 380-1512

<https://>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| E-412  | 1,293 sq ft | Dec 2025     | \$260,000  | \$201 |
| C-104  | 828 sq ft   | Nov 2025     | \$190,000  | \$229 |
| E-215  | 828 sq ft   | Oct 2025     | \$182,000  | \$220 |
| C-201  | 828 sq ft   | Sep 2025     | \$205,000  | \$248 |
| A111   | 849 sq ft   | Sep 2025     | \$220,000  | \$259 |

## Market Information

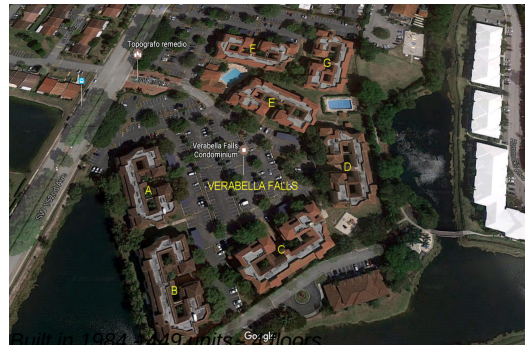


|                  |               |                |               |
|------------------|---------------|----------------|---------------|
| Verabella Falls: | \$233/sq. ft. | Kendale Lakes: | \$293/sq. ft. |
| Kendale Lakes:   | \$293/sq. ft. | Miami-Dade:    | \$668/sq. ft. |

## Inventory for Sale

|                 |    |
|-----------------|----|
| Verabella Falls | 2% |
| Kendale Lakes   | 1% |
| Miami-Dade      | 4% |

## Avg. Time to Close Over Last 12 Months



Verabella Falls  
Kendale Lakes  
Miami-Dade

51 days  
50 days  
77 days