

# Unit 1412 - Venetian Place

1412 - 4504-4658 Commander Dr, Orlando, FL, Orange 32822

## Unit Information

MLS Number: S5094488  
 Status: ACTIVE  
 Size: 1,101 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces:  
 View:  
 List Price: \$205,000  
 List PPSF: \$186  
 Valuated Price: \$177,000  
 Valuated PPSF: \$161

*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: 460  
 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: 15  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 0

## Building Association Information

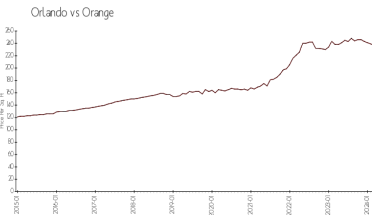
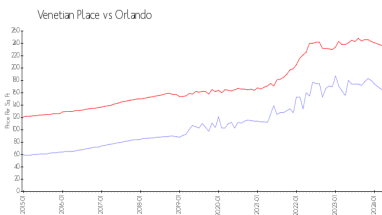
Venetian Place  
 5749 Gatlin Ave  
 Orlando, FL 32822  
 Phone number (407) 384-6448

<http://www.venetian-hoa.com/vp/home.asp>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1835	636 sq ft	Dec 2023	\$138,000	\$217
125	636 sq ft	Dec 2023	\$150,000	\$236
512	1,101 sq ft	Nov 2023	\$200,000	\$182
1314	735 sq ft	Oct 2023	\$149,000	\$203
217	1,054 sq ft	Oct 2023	\$195,000	\$185

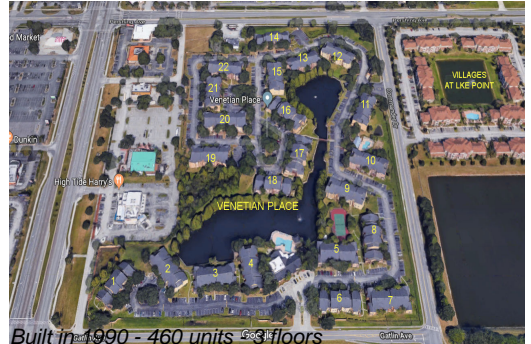
## Market Information



Venetian Place: \$162/sq. ft.      Orlando: \$235/sq. ft.  
 Orlando: \$235/sq. ft.      Orange: \$247/sq. ft.

## Inventory for Sale

Venetian Place 1%  
 Orlando 2%



Orange

2%

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

Venetian Place

45 days

Orlando

45 days

Orange

45 days