

# Unit 1601 - North Tower @ the Point

1601 - 21205 Yacht Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11419401  
 Status: Active  
 Size: 1,700 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View: Intracoastal View,Ocean View,Direct Ocean  
 Rental Price: \$5,800  
 List PPSF: \$3  
 Valued Price: \$681,000  
 Valued PPSF: \$401

*The above valued price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

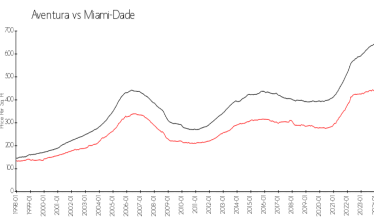
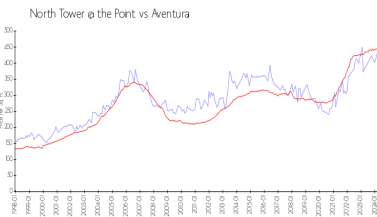
## Building Information

Number of units: 287  
 Number of active listings for rent: 2  
 Number of active listings for sale: 24  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 3

## Building Association Information

North Tower At The Point Condominium Association Inc  
 (305) 933-5456

## Market Information



North Tower @ the Point:	\$380/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

North Tower @ the Point: 8%  
 Aventura: 5%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

North Tower @ the Point: 86 days  
 Aventura: 89 days  
 Miami-Dade: 81 days

