

Unit 1117 - Mystic Pointe Tower 300

1117 - 3600 Mystic Pointe Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11537818
Status:	Active
Size:	1,150 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking, Guest Parking, Valet Parking
View:	Bay, Intracoastal View, Water View
Rental Price:	\$3,300
List PPSF:	\$3
Valuated Price:	\$418,000
Valuated PPSF:	\$363

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

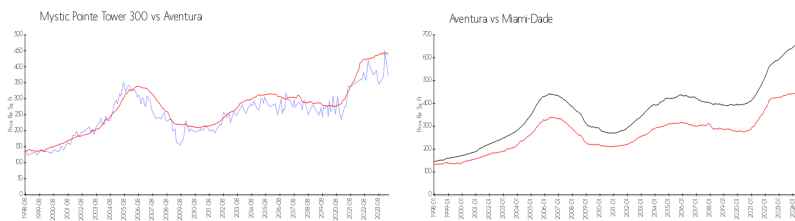
Number of units:	310
Number of active listings for rent:	6
Number of active listings for sale:	10
Building inventory for sale:	3%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

Building Association Information

Mystic Pointe Condo No. One Assoc., Inc. , Inc. oc., Inc.
305-933-2636 & 300mgr@mystict300.com

<http://www.mysticpointe300.com/NewInteraction/web/Default.aspx?cid=92&n1=83>

Market Information



Mystic Pointe Tower 300:	\$373/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$695/sq. ft.

Inventory for Sale

Mystic Pointe Tower 300	3%
Aventura	5%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Mystic Pointe Tower 300	85 days
Aventura	89 days
Miami-Dade	81 days

