# **Unit 1109 - Portsview Waterways**

1109 - 3610 Yacht Club Dr, Aventura, FL, Miami-Dade 33180

#### **Unit Information**

 MLS Number:
 A11552902

 Status:
 Active

 Size:
 1,406 Sq ft.

Bedrooms: 3 Full Bathrooms: 2

Half Bathrooms:

Parking Spaces: 1 Space, Assigned Parking, Guest

Parking, Parking Garage

View: Intracoastal View

 Rental Price:
 \$4,390

 List PPSF:
 \$3

 Valuated Price:
 \$572,000

 Valuated PPSF:
 \$407

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**

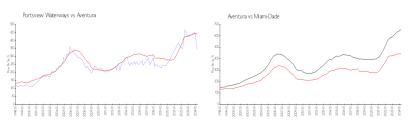
Number of units: 209
Number of active listings for rent: 3
Number of active listings for sale: 10
Building inventory for sale: 4%
Number of sales over the last 12 months: 7
Number of sales over the last 6 months: 4
Number of sales over the last 3 months: 3

# **Building Association Information**

Portsview At The Waterways Condominium (305) 935-5852 & office@portsview.com

http://portsviewweb.vertilinc.com/Portsview/AboutUs.aspx

#### **Market Information**



Portsview

\$345/sq. ft.

Aventura:

\$437/sq. ft.

Waterways: Aventura:

\$437/sq. ft.

Miami-Dade: \$694/sq. ft.

## **Inventory for Sale**

Portsview Waterways 5% Aventura 5% Miami-Dade 3%

# Avg. Time to Close Over Last 12 Months

Portsview Waterways 96 days Aventura 89 days Miami-Dade 81 days



