

# Unit 2804 - 1000 Williams Island

2804 - 1000 Island Blvd, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11562459  
 Status: Active  
 Size: 1,950 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: Valet Parking  
 View:  
 Rental Price: \$8,000  
 List PPSF: \$4  
 Valuated Price: \$717,000  
 Valuated PPSF: \$368

*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

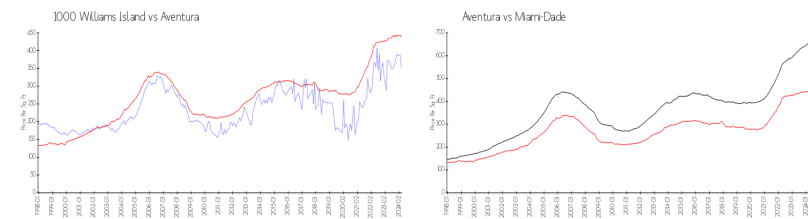
Number of units: 320  
 Number of active listings for rent: 10  
 Number of active listings for sale: 25  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 14  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 1

## Building Association Information

Williams Island 1000 Condo  
 Administration Office (305) 936-8001  
 Concierge (305) 936-9760

<http://www.1000islandblvd.com/index.html>

## Market Information



1000 Williams Island: \$352/sq. ft.  
 Aventura: \$437/sq. ft.

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

## Inventory for Sale

1000 Williams Island 8%  
 Aventura 5%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months

1000 Williams Island 97 days  
 Aventura 89 days  
 Miami-Dade 81 days

