

# Unit 2457 Centergate Dr # 205 - Aventine at Miramar

2457 Centergate Dr # 205 - 2400-2590 Centergate Dr, Miramar, FL, Broward 33025

## Unit Information

MLS Number:	A11592038
Status:	Active
Size:	800 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space
View:	Club Area View
Rental Price:	\$1,950
List PPSF:	\$2
Valuated Price:	\$235,000
Valuated PPSF:	\$294

*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.*

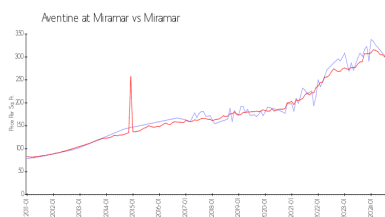
## Building Information

Number of units:	848
Number of active listings for rent:	0
Number of active listings for sale:	8
Building inventory for sale:	0%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

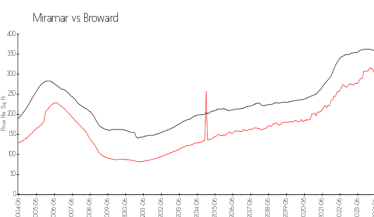
## Building Association Information

Aventine at Miramar  
HOMEOWNERS/CONDO ASSOCIATION  
2436 Centergate Drive  
Miramar, FL 33025  
(954) 435-464

## Market Information



Aventine at Miramar: \$293/sq. ft.  
Miramar: \$292/sq. ft.



Miramar: \$292/sq. ft.  
Broward: \$340/sq. ft.

## Inventory for Sale

Aventine at Miramar	1%
Miramar	2%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Aventine at Miramar	41 days
Miramar	48 days
Broward	74 days

